



**82 Cranwell Common SE
Calgary, Alberta**

MLS # A2277663



\$678,800

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,716 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Beautifully renovated 2 storey home offering 3 bedrooms, 3 bathrooms, plus a bonus room, located in the highly sought-after community of Cranston. This home features luxury vinyl plank flooring throughout with no carpet, creating a modern, cohesive, and low-maintenance living space. The bright white kitchen has been professionally refinished and elevated with a sage-coloured accent island, timeless tiled backsplash, and updated stainless steel appliances. The open and inviting living room showcases a stylishly updated fireplace with new mantle and tile surround, perfect for everyday living or entertaining. Fresh neutral paint and updated lighting enhance the home's light and airy feel. Upstairs offers three well-proportioned bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite. A large bonus room with expansive windows provides flexible space for a family room, office, or play area. Enjoy central air conditioning for a year-round comfort. Roof replaced approximately 6 yrs ago. The unfinished basement is ready for future development. Outside, enjoy a private backyard with a two-tier deck and a scenic wooded side walkway. Complete with a double attached garage. Ideally located within walking distance to schools, playgrounds, shopping, and the Cranston community centre featuring a splash park, tennis courts, and hockey rink. Short drive to South Health Campus. Exceptional value in a family-friendly neighbourhood.