



GRASSROOTS
REALTY GROUP

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463 Cranfield Gardens SE
Calgary, Alberta

MLS # A2280184



\$639,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Shed in backyard, gazebo on back deck

Welcome to this 1844 ft² 2 storey home on quiet cul de sac in the family friendly neighborhood of CRANSTON! This home has a large west-facing backyard big enough for a pool (current owners had an above ground pool in the backyard). The main floor of this Cardel built home features 9' ceilings and tile floors throughout. Open floor plan with spacious kitchen overlooking living room and dining area with patio doors onto large deck with gazebo included. Kitchen has warm hickory stained cabinets, stainless steel appliances and centre island with eating bar, and corner pantry. Living room has cozy gas fireplace with niche above. The main floor laundry room is conveniently located by the entrance to the double attached garage. The spacious upstairs features a large bonus room, 3 bedrooms and 2 full baths. Primary bedroom overlooks the spacious backyard and features a spacious 5 piece ensuite bath and walk in closet. The unfinished basement is perfect for storage or your own development ideas, but already includes a new furnace and central air conditioning (2021), water heater (2019) and water softener. The shingles were replaced in 2019. Cranston is surrounded by natural beauty with easy access to the Bow River and Fish Creek Park with over 100 km of walking/biking trails! Cranston is also renown for it's schools, parks and strong sense of community. Great access to South Health Campus hospital and both Deerfoot and Stoney Trails for quick access to all areas of Calgary!