



**GRASSROOTS**  
REALTY GROUP

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**25 Cranwell Place SE**  
**Calgary, Alberta**

**MLS # A2282222**



**\$849,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,236 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Master bedroom Furniture, Garden Shed, Hot Tub, Gazebo and Furniture on Deck, Additional Fridge in Basement

Beautiful 2 storey family home with walkout basement in Cranston. Great floor plan with 4 bedrooms, 3 & 1/2 bathrooms. Big windows for brightness. Very well maintained and clean. Main floor features big living room, spacious family room with cozy fireplace, gourmet white kitchen with newer granite counter tops and back splash, big breakfast nook with patio door leading to a large and upgraded deck with cozy gazebo, big den perfect for home office, main floor laundry and powder room. Large master bedroom upstairs with elegant ensuite bathroom, 2 spacious kids' bedrooms and big main bathroom with two sinks. Professionally finished walkout basement with additional bedroom, full bathroom, convenient kitchenette, huge family room with second fireplace and additional laundry with separate entrance. A lot of upgrades in this lovely home like new roof in 2023, brand new hot water tank, new blinds, new fridge, 3 years old stove and dishwasher, newer flooring, new light fixtures. Perfectly located on safe and quiet cul-de-sac with walking distance to schools and parks. Close to shopping and transportation.