



GRASSROOTS
REALTY GROUP

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27 Cranwell Close SE
Calgary, Alberta

MLS # A2283127



\$800,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,416 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully maintained two-storey home in the heart of Cranston, perfectly positioned with no neighbours on one side and a tranquil green space behind, offering a rare combination of privacy, space, and connection to nature. From the moment you arrive, the home's setting stands out — tucked beside pathways and open green space, creating a peaceful backdrop for everyday living. Inside, the main level is thoughtfully designed for both family life and entertaining, featuring warm hardwood floors, soaring ceilings, and an abundance of natural light throughout. A formal dining room welcomes you at the front of the home, providing an elegant space for gatherings and special occasions. At the heart of the home is the spacious kitchen, showcasing crisp white cabinetry, quartz countertops, stainless steel appliances, a large centre island with seating, and a walk-in pantry. The kitchen flows seamlessly into a bright breakfast nook, where expansive windows overlook the backyard and green space beyond — a perfect spot for morning coffee or casual meals. The adjacent living room is both inviting and impressive, anchored by a gas fireplace with architectural surround and open-to-above ceilings that enhance the sense of space and light. Oversized windows frame serene outdoor views while filling the room with sunshine. The main level is completed by a convenient laundry room, powder room, and a welcoming foyer that sets the tone for the rest of the home. Upstairs, the large primary suite serves as a true retreat. Generously sized to accommodate a king bed and additional seating, it offers a calm and comfortable atmosphere. The ensuite features dual vanities, a deep soaker tub, and a separate shower, while the walk-in closet provides excellent storage and organization. Two additional bedrooms on the upper level are well-proportioned and

versatile, ideal for children, guests, or home office use, and are complemented by a full bathroom. The fully developed basement adds exceptional flexibility, featuring a spacious family and recreation area, perfect for movie nights, games, or a home gym. Two additional bedrooms and a full bathroom make this level ideal for guests, teenagers, or extended family living, while still offering ample storage space. Step outside to the beautifully landscaped backyard, where multiple outdoor living areas invite you to relax and entertain. A raised deck, lower patio, mature trees, and direct access to the green space and pathways create a private outdoor oasis — one of the sellers's favourite features of the home. Offering 2,415 sq ft above grade plus an additional 1,189 sq ft in the fully developed basement, with three bedrooms upstairs and two more below, this home delivers exceptional space, privacy, and lifestyle in one of Calgary's most sought-after communities. Close to schools, parks, pathways, amenities, and easy access to major routes, this is Cranston living at its best.