



GRASSROOTS
REALTY GROUP

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9 Cranwell Court SE
Calgary, Alberta

MLS # A2287294



\$740,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,055 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All Window Coverings, Air conditioning unit		

Welcome Home! This 4 bedroom, 3.5 bathroom home in the heart of Cranston truly does have it all!! Beautiful curb appeal welcomes you and as you enter the home you are greeted with 9 foot ceilings, neutral paint colours and cork floors that all add to a very warm feeling. Your open floor plan starts with your chef inspired kitchen with great appliances, tons of cupboards and drawers an island and great counter space making it the perfect place to prepare meals for your family or to have great conversation while entertaining. Your living room is connected to your kitchen with bright lighting, gas fireplace, and ample space for all of your furniture. The dining room is the perfect spot for family dinner and overlooks your deck and back yard. The east facing backyard gets gorgeous morning sunlight and your deck is perfect for outdoor cooking and relaxing covered by your large pergola. Your large office and 2 piece bathroom finish off the main level before heading upstairs. The primary bedroom is massive complete with a spa like ensuite bathroom and walk in closet. The second and third bedrooms are a great size and along with a large 4 piece bathroom and huge bonus room finish off the upper level. The basement is fully finished with a 4th bedroom, full bathroom and substantial entertainment space complete with a projector to give your family a theatre like experience. This home has BRAND NEW TRIPLE PANE WINDOWS (2024), New Roof (2021), New hot water tank (2024), AIR CONDITIONING, and water softener. Cranston is one of Calgary's most desired communities with great schools, parks, pathways along the Bow River, safety and comfort. Do not miss out on this opportunity to own this amazing home in the neighbourhood everyone wants to be in!

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