



**47 Cranford Crescent SE
Calgary, Alberta**

MLS # A2292652



\$599,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: TV Brackets, storage cabinet around upstairs TV

Welcome to this absolutely stunning custom-built &reverse 2-storey& home, thoughtfully designed with both style and functionality in mind. From the moment you step inside, you'll appreciate the spacious front entry featuring durable tile flooring and a warm, inviting atmosphere. The main level offers a unique and practical layout, with bedrooms conveniently located on this floor. The primary suite is a true retreat, complete with a walk-in closet and a beautifully finished ensuite featuring quartz countertops and tile flooring. Down the hall, you'll find a second generously sized bedroom, also boasting its own walk-in closet and private ensuite, ideal for guests or family members. This level also includes a convenient laundry and mudroom with access to the backyard and detached garage. Upstairs, the home truly shines. The bright and open living space features soaring vaulted ceilings, rich hardwood flooring, and a striking fireplace that anchors the room. The kitchen is designed to impress, showcasing a large quartz island, stainless steel appliances, tile backsplash, pantry, and ample cabinet and counter space. The adjoining dining area is perfect for entertaining, while the upper balcony provides a great spot to relax and enjoy the natural light that pours in from both sides of the home. A convenient half bathroom completes this level. The fully finished basement adds even more versatility, offering a third bedroom, a spacious recreation area, and an additional full bathroom, perfect for guests, a home office, or extra living space. Outside, you'll find a well-sized detached garage, a great deck for outdoor enjoyment, air conditioning, and beautifully landscaped grounds with mature trees that provide both charm and privacy. Ideally located, this home combines comfort, style, and convenience and is truly a must-see.