



**180 Cranfield Park SE
Calgary, Alberta**

MLS # A2300216



\$839,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

This rare 4-bedroom above-grade home offers around 3,000 sq. ft. of developed living space, including a fully finished walkout basement, and is ideally situated, backing onto walking paths with two playgrounds within view. The bright main floor features stunning white maple hardwood flooring, beautifully complemented by matching maple kitchen cabinetry. The living room boasts 18-foot ceilings with clerestory windows, filling the space with abundant natural light. Step onto the balcony to enjoy evening sunshine and views of the professionally landscaped backyard, complete with a gas BBQ hookup—perfect for outdoor entertaining. The upper level also offers panoramic views of the Rocky Mountains, adding to the home’s appeal. The primary bedroom features vaulted ceilings, a private ensuite, and a generously sized walk-in closet. Three additional well-proportioned bedrooms complete the upper level, two of which feature custom-built-in desks. The fully developed walkout basement extends your living space with a fifth bedroom, a dedicated office, a spacious family room with a second fireplace, and direct access to the ground-level patio. The basement bathroom was added in 2017, further enhancing the space's functionality. This home has been thoughtfully updated over the years, including a new roof (2018), Rogers home security system (2018), central air conditioning (2019), and furnace replacement (2019). Additional upgrades include glass-panel deck railings (2020) and a garage door opener with a belt drive and MyQ wireless technology (2020), enhancing both comfort and convenience. This exceptional home offers the perfect blend of space, natural light, thoughtful upgrades, and a prime location—a rare opportunity you won’t want to miss. Call today to book your private viewing.