



**129 Cranfield Green SE
Calgary, Alberta**

MLS # A2300927



\$714,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: TV Bracket in Living Room. TV and Brackets in Primary and Bed 2, All Home Theatre Equipment including Projector and Speakers

Step into the vibrant community of Cranston nestled in the charming southeast corner of Calgary. Here, you'll discover a neighborhood that has it all – from the four-season Century Hall, lush parks and winding pathways to convenient transit options, terrific schools, and shopping that's just a leisurely stroll away. Behold these impeccable 2098 sq ft of impeccable living space. This family focused two Storey, offer a number of incredible surprises beyond the 3 large bedrooms, large yard, ample living space and the serene street where whispers carry further than noise. A mere skip away from a playground, this home is a rarity in its immaculate condition, allowing your family the ability to move right in, taking the stress out of your moving equation. With a fully fenced and meticulously maintained with fresh flooring, and pristine upkeep, you'll be basking in the summer sun instead of wrestling with fixes, brushes, and tools. Commute worries be gone! With easy access to transit, Stoney Trail and Deerfoot Trail, you'll have Calgary at your fingertips. The main floor is your entertaining haven, a kitchen designed with family gatherings in mind – spacious enough for culinary artistry, yet close enough to the action in the living and dining domains. Speaking of the living room, it's your tranquil oasis, a space to escape and rejuvenate while the little one's revel in their TV kingdom. The family room opens to a private deck and sunny backyard – ready for summer fun and housewarming BBQs. Ascend the stairs to where the family with gather and where your friends will all want to hang out watching movies in the incredibly appointed theatre room. The spacious bedrooms, each a haven of comfort with ample closets and easy access to the main bath. The primary bedroom offers an ample walk-in closet, plus an ensuite bath for those moments of indulgence. The lower

level unveils a sprawling rec room which has been designed to turn the Canadian dream of being a NHL superstar into reality. The basement is truly a one in a million and offering the whole family a focal point of connection and endless fun. The main floor's generous living room, along with the upper level theatre and the lower level's expansive recreation space, make accommodating your growing family and entertaining guests a breeze. Intrigued? Ready to make Cranston your home? This is your chance to experience a community that balances fun and function, and a house that's more than just four walls – it's a promise of vibrant living. Welcome to your new chapter!