



**228 Cranfield Park SE  
Calgary, Alberta**

**MLS # A2304323**



**\$684,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot, Underground Sp		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, Wired for Sound		

**Inclusions:** Reolink alarm system and cameras, Garage heater, Storage shed, Wall-mounted vacuum, Sprinkler system (as is), Curtain rods

Welcome to the family friendly community of Cranston! Located in the southeast of the city, with multiple schools, amenities and easy access to Deerfoot and Stoney Trail, this is the perfect place to call home! Plus this property backs onto a beautiful greenspace, with walking paths leading around the community! This 3 bedroom and 2.5 bathroom home has been lovingly cared for and maintained, showing pride of ownership in every way. Walking into the house, you are greeted by a nice foyer leading you to the open concept main living space. To your left is the large living room with a cozy corner fireplace. On the right you have your kitchen and dining room, complete with granite counters, large island and pantry and ample space for your dining room table over looking the yard, making entertaining a breeze. A 2-piece bathroom and separate laundry room complete the main floor. Heading upstairs, you have a lovely bonus room perfect for kids and family movie nights, complete with a cozy second fireplace. Down the hall you will find two well sized matching bedrooms, with a 4-piece bathroom. The primary bedroom includes a good sized walk in closet and a 4-piece ensuite bathroom. The basement is undeveloped with rough-in for bathroom, ready for your personal touch. This home also has heaps of upgrades including Central Air, a new furnace and hot water tank installed in 2025, LeafFilter gutter protection installed in 2025 ensures a worry free and permanent solution to clogged gutters for life! Plus in ground irrigation system to make your yard work a breeze! The back yard is the perfect space for kids to play, with a large deck and bbq gas line, where you can watch the kids play and enjoy the greenspace behind! Complete with a heated double attached garage, and parking for two on the driveway, this home has everything you are looking for! This

home comes complete with Reolink external cameras to ensure your safety. Cranston provides all residents with access to the community association, complete with outdoor ice rink and skate pond in winter, splash park and racket courts in summer, a year round indoor recreation centre, and tons of fun activities all year long! Come check out this incredible home and the chance to be a part of the amazing Cranston community!