



**189 Cranfield Green SE
Calgary, Alberta**

MLS # A2141365



\$678,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Irregular Lot, Landscaped, Level		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Tucked away on a quiet corner lot in the popular southeast community of Cranston, this exceptional two-storey home with front drive garage is ready to welcome its new family. It boasts 3 bedrooms, 2 1/2 baths, 2 fireplaces, a bonus/family room and a host of thoughtful upgrades that reflect pride of ownership. The main floor features original hardwood throughout its open-concept design, showcasing a beautiful kitchen with a walk-in pantry, sleek granite counters, breakfast bar seating, and stainless-steel appliances, including a new fridge and newer stove. A dining room bathed in natural light opens to a spacious composite deck and stone patio, perfect for summer gatherings and barbecues. The adjacent living room is a great place for after-dinner relaxation. It offers a cozy gas fireplace to curl up around on cooler evenings, but in warmer weather, you can relax and "get frosty" thanks to central A/C. Convenient main floor laundry and a 2-piece powder room add to the functional charm. Gorgeous, newer hardwood flooring graces the upper floor with another fireplace awaiting in the family/bonus room with its mountain views. The primary bedroom is a tranquil retreat with walk-in closet complete with a California Closets® system, and 4-piece ensuite where you can light a candle or two, dim the lights and de-stress in the large soaker tub. There's a dedicated shower, two more bedrooms and a 4-piece bathroom. Energy efficiency is enhanced with triple-paned windows (installed in 2014-2015) and 50-year shingles (installed in 2016). Even the garage door has been upgraded! While the unfinished basement awaits your personal touch, it features roughed-in bathroom plumbing, a newer (2023) hot water tank, water softener, and a whole-home air purification system. The appeal of this beautiful home is hard to beat! It's just a

short walk to transit and minutes away from schools, playgrounds, parks including Fish Creek Park, shopping, restaurants and the South Health Campus. Its great location also makes for a quick commute and easy access to major thoroughfares including Stoney Trail and Deerfoot Trail. Check out the 3D virtual Tour and book your showing today!