



**439 Cranfield Gardens SE  
Calgary, Alberta**

**MLS # A2143075**



**\$768,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,087 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home		

**Inclusions:** n/a

Tucked away at the end of a quiet cul-de-sac and backing on to a huge greenspace corridor is this fantastic 5 bedroom, 3.5 bath family home. The spacious foyer greets you with wonderful front-to-back natural lighting where real hardwood flows throughout the main floor. Currently used as a sitting room but originally conceived as an open formal dining space, the front room is open and bright. The functional kitchen offers quartz countertops, raised central island, extended height cabinets and full tile back splash. The main dining area and living room blend seamlessly together where there is a lovely corner fireplace and lots of windows. The full width deck offers expansive outdoor living enjoyment with a side hutch that would be perfect for the addition of a hot tub. Completing the main floor level is a discreet 1/2 bath tucked to one side, a large open laundry/ mud room off the oversized and finished garage (where two full sized vehicles can fit), and a walk-through pantry into the kitchen. The upper level boasts a fantastic bonus room, 2 large bedrooms centered by a full 4pc bathroom, and the generous primary bedroom with walk in closet and lovely 4pc en suite with jetted tub. The fully developed lower level features 2 additional bedrooms, a full 4pc bathroom and an open family room with sink and fridge - it might be perfect for a gym or games room. The excellent design offers the potential for a private side entryway to the basement stairs, making the revision of a suited basement a possibility (with the proper city application and permits of course). The large driveway offers a great space for kids to play and the quiet street adds to the safety and appeal. There is also a lovely tot-lot playground just a short distance down the street. Ideally located in the coveted community of Cranston, near commuter routes and close by all shopping amenities. This is a wonderful family home offering

great versatility and enduring investment value with roof replaced in '21 and water tank replaced in 2018 - a must see!