



161 Cranwell Bay SE
Calgary, Alberta

MLS # A2151944



\$799,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Wet Bar

Inclusions: N/A

IMMEDIATE POSSESSION | WALK TO SCHOOL | ACROSS FROM WALKING PATHS AND POND | A/C | FULLY DEVELOPED WALKOUT | QUIET CUL-DE-SAC | Welcome home to 161 Cranwell Bay SE, an exceptional family home located in one of the most sought-after family communities in the SE. This charming two-story residence boasts modern elegance and functionality, featuring four bedrooms, 3.5 bathrooms, and a spacious open-concept layout with over 3000 square feet of living space. The main floor features gleaming hardwood and exceptional natural light with the open-to-above foyer and large windows throughout. Entertain effortlessly in the gourmet kitchen, equipped with stainless steel appliances, granite countertops, a corner pantry, and a large island with a breakfast bar. The kitchen flows seamlessly into the cozy living area with brand-new LVP flooring, providing plenty of room to entertain or relax for a movie night with the family. Three walls of windows surround the dining area and provide access to the large patio overlooking the backyard. A conveniently located main floor office/den space with brand new carpet, main level laundry, access to the oversized attached garage, and a 2pc powder room complete this level. The upper level is where you will find a huge bonus room with a corner gas fireplace, vaulted ceiling, and tons of natural light from the south-facing windows. This level offers a luxurious primary suite with a walk-in closet and a spa-like ensuite with a soaker tub, separate shower, and a skylight for added natural light. Two additional bedrooms share a 4-piece bathroom, making it an ideal layout for any growing family, and new carpet throughout the entire floor. The fully developed walkout basement offers additional living space with a wet bar, family room/games area, a fourth bedroom and a 3-piece bathroom—a

teenager's dream space. Enjoy outdoor living on the expansive deck overlooking the landscaped and fenced backyard, perfect for summer gatherings and BBQs. The home also features a recently installed high-efficiency furnace, central air conditioning (2023), and a rare oversized attached double garage (26' x 20') onto a legally extended driveway with an adjacent stackstone flower bed. This location truly offers everything with its proximity to schools, parks, shopping, amenities, and easy access to Fish Creek Park, The Bow River, South Health Campus and Stoney Trail. Don't miss this opportunity to make this your new home, please call today for a private showing.