



140 Cranwell Crescent SE
Calgary, Alberta

MLS # A2157941



\$765,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Garage Control 1 remote, existing window coverings, central airconditioner

This home is perfectly situated in the family-friendly neighborhood of Cranston, surrounded by playgrounds, parks, and scenic walking paths. You'll love the convenience of being close to schools, you can walk out your back door along the pathways to get to two schools. Located close to shopping, and the walking paths that lead to the picturesque Cranston Ridge, which offers breathtaking views of the Mountains and the Bow River. The interior boasts 9-foot ceilings on the main floor and an impressive 10-foot ceiling in the dining area, enhancing the open and airy feel with the kitchen open to the living room with a fireplace. The vaulted bonus room provides a grand space for relaxation or entertaining or just to cozy up by the corner fireplace. The upper floor has 3 good sized bedrooms, the spacious primary bedroom has a luxurious 5-piece ensuite and walk in closet. This home is designed for both comfort and style, featuring updated counters, central air conditioning, fresh paint throughout. The large recreation room in the basement is perfect for family fun along with a fourth bedroom and three piece bathroom. The multi level deck, equipped with a gas line for your BBQ, is ideal for outdoor gatherings. A perfect blend of functionality and location best describes this home.