



**32 Cranbrook Green SE
Calgary, Alberta**

MLS # A2159240



\$689,900

Division:	Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Level, Stand		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Alarm system with no contract

First time on the market, this stunning open-concept home boasts over 1,500 square feet of meticulously designed living space on an impeccably manicured, private deep lot. With central air conditioning and an attached front garage, this property ensures comfort and convenience. Upon entering, you'll be greeted by a spacious foyer that leads to the expansive kitchen, featuring stone countertops, kitchen island and a dining area. The inviting living room is perfect for cozy evenings, overlooking an amazing patio/deck area. The second level is thoughtfully designed, with a centrally located generous bonus room, positioned to offer additional space and privacy from the bedrooms. This floor also hosts the primary bedroom, complete with dramatic vaulted ceilings, with a well appointed 4 piece ensuite complete with a walk-in closet. There are also two additional bedrooms, a main bathroom, and a sizable laundry room. Finally, hidden away is the incredibly unique loft, a perfect getaway for the little ones to settle in with a book or a movie. The basement is designed to accommodate a home business, or large space for teenagers and kids, with plenty of room and seperation. A full bathroom rough -in, and large storage area on this lower level adds extra convenience. The east-facing backyard, with its two-tiered deck, is perfect for relaxing and entertaining. Situated in a community rich with amenities, you'll enjoy access to walking paths, parks, playgrounds, and the nearby Bow River. Proximity to Seton provides ample shopping opportunities, the South Health Campus, and a VIP movie theater. The Cranston community center, complete with a water park and outdoor rink, adds to the appeal of this wonderful neighborhood. Book your showing today, and make this beautiful home yours.