



155 Cranwell Green SE
Calgary, Alberta

MLS # A2174212



\$719,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Gazebo, Firepit

Welcome to this beautiful single-family home near the Cranston Cliff Walk and Fish Creek Provincial Park. This house has four rooms and a fully finished basement, perfect for family living. The roof was replaced in 2023, as were all the kitchen and laundry appliances (washer, dryer, refrigerator, microwave, electric stove, oven, and dishwasher). The flooring throughout the house and a gazebo in the backyard were newly installed in 2023. The basement includes a separate sink and mini fridge, making it great for family fun or independent living. The spacious bonus room is perfect for family activities, and each bedroom offers plenty of space to relax. Cranston Public School is just a minute away. Christ the King Catholic School and Dr. George Stanley School are within a 10-minute walk, making this home ideal for families with kids. Cranston Mall, grocery stores, Seton Medical Center, Cineplex theaters, restaurants, and cafes are all nearby, providing great convenience. Cranston is well-connected to Stoney Trail and Deerfoot Trail Highways, making it easy for commuters. This well-kept home is ready to be a wonderful place for your family. Don't miss out on this opportunity to enjoy a great location, excellent schools, and many conveniences.