



**GRASSROOTS**  
REALTY GROUP

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**21 Cranwell Square SE**  
**Calgary, Alberta**

**MLS # A2193189**



**\$710,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,044 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** Solar Panels, climbing wall in garage

Stunning 2-Storey Home in Cranston &ndash; Solar Panels, Air Conditioning & More! Welcome to this beautifully maintained 2-storey home located in the desirable community of Cranston. Offering 3 spacious bedrooms, 3.5 bathrooms, and a fully finished basement, this property is designed for modern living and comfort. This home features a welcoming foyer, large windows that fill the home with natural light, and a cozy gas fireplace located on the main level. The chef-inspired kitchen comes equipped with stainless steel appliances and open concept layout to dining and living room. There is a convenient mud/laundry room entrance from the garage. On the upper level there is a ensuite bathroom in the primary bedroom with a sleek double vanity, large soaking tub and stand up shower, perfect for relaxation after a long day. The primary bedroom boasts a walk-in closet and ample space, while the additional two bedrooms provide plenty of room for family or guests. Also upstairs, you&rsquo;ll find a spacious bonus room that adds versatility to the layout. Enjoy outdoor living in your large backyard with a deck, natural gas BBQ line, and plenty of space for entertaining. The double-attached garage is perfect for your vehicles and storage, and includes a unique climbing wall for added fun! Additional highlights include central air conditioning, carpet and ceramic tile flooring throughout, a concrete driveway, and solar panels that help make your home more energy-efficient. This home offers everything you need and more&mdash;schedule your private viewing today!