



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

68 Cranfield Gardens SE
Calgary, Alberta

MLS # A2197654



\$750,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Microwave Hood Fan, Gas Stove, Refrigerator, Dishwasher, Blinds & Curtain Rods, Washer/Dryer, Medicine Cabinet Above Toilet in Guest & Master Bathroom, Garage Heater, TV Mounts, Tankless/On Demand Water Heater, Water Softener, Underground Irrigation System, All attached Lighting as Shown in Listing Photos, Mailbox Key(s), Garage Door Opener (2)		

OPEN HOUSE SUNDAY, MARCH 9TH FROM 1 - 3 PM - Have YOU been looking for a home w/ the perfect floor plan for your family to grow into? With everything on most people's wishlist, with zero maintenance items to replace & TONS of upgrades that you'll love having? I've GOT THE ONE FOR YOU! Located on a quiet street steps away from a playground, you'll find 68 Cranfield Grdns. This home has easy-to-maintain front landscaping & as you enter you'll find 18ft ceilings looking into your open floor plan w/ oversized windows at a distance. Beautiful wooden spindles, wall ledges & an arched entryway welcome you. Your living room, kitchen/dining are OPEN CONCEPT making entertaining a breeze! You have hardwood floors + carpet in your living room + your living room is BIG, giving you space for various couch layouts - you have a corner gas fireplace & your kitchen has well-maintained wooden cabinets, a new waterline fridge, stainless steel appliances, incl. a GAS STOVE, garburator & pantry. Your island anchors the room & has space for food prep & an overhang for bar seating. You have pot lights & modern lighting throughout. Built by Cardel Homes, this home used to have dark taupe walls, but both floors have just been painted for a more inviting look. Your dining room seats 6 & you have sliding doors onto your AMAZING backyard. This low-maintenance backyard is an OASIS, w/ a large deck, a lower stone patio, an added BBQ gas line, Rainbird drip irrigation system & a calming 3-tiered stone waterfall. The backyard is quiet & so enjoyable, you'll love having conversations here & hearing the water sounds + your waterfall has a foolproof water recycling system that has no maintenance or winterization required. Inside, your main floor has 9ft ceilings, panel blinds throughout & around the corner, is your

guest bath + your laundry/mudroom leading you to your double attached garage (HEATED, insulated, drywalled + painted & has extra tall ceiling height). Upstairs, you'll find a very desirable floorplan. To the right, you have a BONUS ROOM w/ SW-facing windows (wired for surround sound & perfect for movie nights). On the other side, you'll find 3 bedrooms, blinds in every room, the kids bathroom & a linen closet. Your Primary Bedroom is big enough to fit a King w/ nightstands + a dresser & you'll catch views of your backyard from your room. The ensuite has an oversized vanity, a soaker tub + a shower w/ a bench. A large walk-in closet completes this room. In the basement, you'll find a guest bathroom, a large bedroom w/ a walk-in closet & a rec area that could be used for whatever your family needs. UPGRADES: Roof 2020, NEW Eavesthroughs + upgraded exhaust fans, On-demand tankless water system 2021, Lennox High-Efficiency Furnace & A/C Unit (2024), Water Softener (2021), HEATED garage, drip irrigation, Freshly Painted & TOTO toilets throughout + upgraded SS appliances - WATCH THE VIDEO!