



**174 Cranfield Green SE
Calgary, Alberta**

MLS # A2198540



\$795,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Dry Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Irrigation System, Bar Fridge (Basement)

This beautifully updated home offers a fully finished walkout basement and a southwest-facing backyard that backs onto an expansive greenspace, pathways and a park—perfect for enjoying gorgeous mountain views year-round. Inside, the open and spacious main floor features updated flooring and a versatile front den ideal as a home office or formal dining area where you can take in the stunning scenery. The bright living room is warmed by a cozy gas fireplace and flows seamlessly into the modernized kitchen complete with white cabinets, granite countertops, newer appliances, an island and a breakfast nook. Step outside to the large updated upper deck offering both privacy and spectacular views, wired for speakers, plus a gas line for your BBQ. The main floor also includes a 2-piece bathroom, laundry area and access to the oversized double garage with a mezzanine for extra storage. Upstairs, a huge bonus room with vaulted ceilings provides the perfect retreat. The primary bedroom boasts a walk-in closet and a 4-piece ensuite with a jetted soaker tub overlooking the greenspace and mountains. Two additional generous-sized bedrooms and a full bathroom complete the upper level with brand-new carpet throughout. The fully finished walkout basement offers high ceilings, a dry bar, a second gas fireplace and a spacious recreation area with access to the covered patio, fire-pit and direct gate access to the park. A fourth bedroom, a 3-piece bathroom and ample storage complete this incredible lower level. Additional highlights include a new roof (2023) with Class 4 shingles, a newer hot water tank, a 7-zone sprinkler system front and back and air conditioning. The pathways behind the home lead directly to Christ the King Catholic School and Cranston School with easy access to Stoney Trail for effortless commuting. This is a rare opportunity to own a

turn-key walkout home in a prime location where you can watch your kids play at the park right from your kitchen or living room while still enjoying privacy from mature trees. Don't miss out—schedule your viewing today!