



**GRASSROOTS**  
REALTY GROUP

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

**16 Cranbrook Green SE**  
**Calgary, Alberta**

**MLS # A2201253**



**\$689,990**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Private, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stone, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** 2 x TV's, 2 x Fireplaces

IMMACULATE HOME - PRIDE OF OWNERSHIP - OVER \$40,000 IN UPGRADES - AIR CONDITIONING This stunning 3-bedroom, 2.5-bathroom home offers over 1,600 SQFT of living space above grade and is brimming with modern updates. The main level features luxurious hardwood plank flooring, sleek granite countertops, high-end stainless steel appliances, and a spacious breakfast bar. Step outside to a large East-facing deck and enjoy a generous yard, perfect for summer relaxation and entertaining. Upstairs, you'll find a versatile bonus room, three bedrooms, and two full bathrooms, including a master suite with a full ensuite bathroom and a walk-in closet. The unfinished basement presents endless possibilities with rough-in bathroom plumbing already in place for your future development. Both TVs and fireplaces are included with the home! Ideally located just steps from the park, shopping, and schools—this home offers both comfort and convenience. Call for more information!!