



**266 Cranwell Bay SE
Calgary, Alberta**

MLS # A2202132



\$749,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 3 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Sauna, Soaking Tub, Storage		

Inclusions: N/A

*****PRICE IMPROVEMENT***** Welcome to this beautiful 4 bedroom, 2+3-bathroom two-storey home, perfectly situated on a quiet cul de sac with mature trees that provide both serenity and privacy. The spacious main floor boasts 9' ceilings, a den, and a thoughtfully designed kitchen featuring stainless steel appliances, ample cabinetry, a large island with seating for four, and a functional walk-through pantry leading to the main-floor laundry. Just off the kitchen is a cozy living room with a gas fireplace, perfect to relax and enjoy your favorite book. The bright dining nook overlooks the beautifully landscaped backyard, complete with a spacious deck, and lush perennials—a perfect space for relaxation or entertaining. Upstairs, you'll find a very generous bonus room above the garage, providing additional living space without compromising bedroom sizes. The primary suite offers a 4-piece ensuite and very large walk-in closet, while the two additional bedrooms feature hardwood flooring and share a well-appointed 4-piece bathroom. The fully finished basement has a large rec room, an additional bedroom and a 2-piece bathroom beside the shower/sauna with a private change room (9' x 11'6"), perfect for unwinding after a long day. Additional highlights include: Double attached garage (22' deep) — fits a full-sized truck Central air-conditioning for year-round comfort Walking distance to schools Close proximity to Cranston's ridge, scenic walking paths This move-in-ready home offers the perfect blend of functionality and charm in a family-friendly community. Don't miss it! Contact your favorite Realtor and book your showing today!