



GRASSROOTS
REALTY GROUP

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36 Cranridge Crescent SE
Calgary, Alberta

MLS # A2204400



\$805,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: n/a

Welcome to 36 Cranridge Crescent SE in the Prestigious Cranston Area! This stunning 3-bedroom, 2.5-bathroom home boasts an open-concept design with high-end finishes throughout. The home features new triple-pane windows for enhanced energy efficiency and comfort, as well as upgraded interior and exterior finishes. The exterior is complemented by durable Hardie board siding and a new roof with warranty, offering peace of mind against the elements. Enjoy year-round comfort with a newly installed A/C system, and take full advantage of the Large heated garage! ensuring a clean, organized space. This home has been meticulously maintained, with a functional layout ideal for both relaxation and entertaining. The spacious, bright rooms are filled with natural light, enhancing the home's inviting atmosphere. Enough space for the entire family! Step outside to the finished back yard with a composite deck and ready for a Hot tub!, Perfect for enjoying warm evenings or hosting guests. This home is ready for you to move in and make it your own! Located in the highly desirable Cranston area, this home is truly a must-see. Don't miss out on this opportunity to own a beautifully upgraded property in one of Calgary's most sought-after neighborhoods! Contact a REALTOR® to view!