

**88 Cranford Crescent SE
Calgary, Alberta**

MLS # A2242044



\$599,000

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|------------------|------------------------------------------------------------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,589 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Carport, Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot | | |

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|--------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

This BEAUTIFUL 2-STOREY, " 4 BEDROOM HOME " presents a FANTASTIC OPPORTUNITY for anyone seeking a SPACIOUS and WELL-MAINTAINED PROPERTY. Located on a QUIET STREET in the WELL-DEVELOPED and DESIRABLE COMMUNITY of CRANSTON, this home is PACKED with GREAT AMENITIES and is MOVE-IN READY. Inside, the SPACIOUS OPEN LIVING AREA features LARGE WEST-FACING WINDOWS that INVITE an ABUNDANCE of NATURAL LIGHT, creating a VIBRANT ATMOSPHERE throughout the space. This area is complemented by BEAUTIFUL HARDWOOD FLOORING THROUGHOUT the main area and NEUTRAL DECOR, along with a COZY MODERN FIREPLACE. The kitchen is found in the MIDDLE of the FLOOR PLAN as it has become the HEART of THE HOME. Boast AMPLE COUNTERS, CABINET SPACE and a LARGE PANTRY for ALL YOUR kitchen gadgets plus an EAT-UP ISLAND, a CENTRALLY LOCATED GAS RANGE, and MODERN STAINLESS STEEL APPLIANCES. The nearly 12' x 13' dining room provides enough space for a LARGE DINING TABLE PERFECT for hosting gatherings with friends and family. You can access the HUGE DECK and FULLY FENCED YARD through the DOOR, making it a PERFECT PLACE for RELAXATION, BBQs, ENTERTAINMENT, and for your KiDS TO PLAY. Each night, UNWIND in your west-facing MASTER BEDROOM OASIS, featuring a contemporary WALK-THROUGH ENSUITE and closet that ELEVATE YOUR RETREAT. The UPGRADED LAUNDRY AREA is CONVENIENTLY LOCATED on the UPPER FLOOR, ensuring PEACE OF MIND with proper drainage, NESTLED between the primary and additional bedrooms. A " FOURTH BEDROOM " has been METICULOUSLY CONSTRUCTED IN THE BASEMENT,

providing EXTRA SPACE FOR GROWING FAMILY. This home is CONVENIENTLY LOCATED near SCHOOLS, PARKS, SHOPPING CENTERS, and COMMUNITY CENTERS, and it allows for EASY ACCESS to the main roads within just four minutes. This ONE-OF-A-KIND PROPERTY TRULY MUST BE SEEN in person to be FULLY APPRECIATED. CALL now for your PRIVATE VIEWING !!!