

89 Cranwell Green SE
Calgary, Alberta

MLS # A2242085



\$709,000

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|------------------|---|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,130 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot, See Remarks | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautifully maintained two-story detached home in the sought-after community of Cranston SE, Calgary! Ideally located just steps from scenic walking paths, green space, and a tranquil pond, this home sits on one of the longest lots in Cranston, offering abundant outdoor space, mature trees, and a full-width private deck, perfect for summer evenings. Enjoy the convenience of nearby schools, shopping, and easy access to Stoney Trail, all while relaxing in the comfort of a fully air-conditioned home. The double front attached garage and ample street parking provide practicality, while thoughtful upgrades enhance every corner of the home. Step inside to a bright and functional main floor featuring a main-floor office, ideal for working from home, alongside hardwood flooring, a cozy corner fireplace, and a well-sized living and dining area. The kitchen offers newer countertops, stainless steel appliances, a corner pantry, and a convenient upgraded laundry room. Upstairs, the primary bedroom retreat includes a spacious 4-piece ensuite with a soaking tub and standing shower, and a large walk-in closet. Two additional bedrooms share a full bathroom. Upstairs also has a bonus room which is exceptionally spacious and bright. The professionally developed basement features a large rec room with pot lights and fireplace, an additional bedroom, a second office, and a shared bathroom, ideal for guests or extended family. Additional upgrades include a water softener, built-in sound system, Air Conditioner, media niche, modern railing, and more. This home is truly immaculate and move-in ready. Don't miss your chance to own this exceptional property in one of Calgary's most desirable communities. Book your private showing today!