

25 Cranwell Place SE
Calgary, Alberta

MLS # A2282222



\$849,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Master bedroom Furniture, Garden Shed, Hot Tub, Gazebo and Furniture on Deck, Additional Fridge in Basement

Beautiful 2 storey family home with walkout basement in Cranston. Great floor plan with 4 bedrooms, 3 & 1/2 bathrooms. Big windows for brightness. Very well maintained and clean. Main floor features big living room, spacious family room with cozy fireplace, gourmet white kitchen with newer granite counter tops and back splash, big breakfast nook with patio door leading to a large and upgraded deck with cozy gazebo, big den perfect for home office, main floor laundry and powder room. Large master bedroom upstairs with elegant ensuite bathroom, 2 spacious kids' bedrooms and big main bathroom with two sinks. Professionally finished walkout basement with additional bedroom, full bathroom, convenient kitchenette, huge family room with second fireplace and additional laundry with separate entrance. A lot of upgrades in this lovely home like new roof in 2023, brand new hot water tank, new blinds, new fridge, 3 years old stove and dishwasher, newer flooring, new light fixtures. Perfectly located on safe and quiet cul-de-sac with walking distance to schools and parks. Close to shopping and transportation.