

78 Cranwell Common SE Calgary, Alberta

MLS # A2230219


\$764,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Gazebo, Lawn, Level		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: gas firepit

Beautifully renovated home with A/C, bonus room, and just steps to 3 top-rated schools (CBE & Catholic). Updated 5 years ago incl. new roof. Main floor features vinyl plank flooring, modern cream kitchen with granite counters, sit up island, pantry & stainless appliances. Dining area opens via oversized 3 panel patio doors to a west-facing 2-tier deck with metal gazebo, mature Scandinavian trees & dog run. Back inside, large Living room with corner fireplace, mantle and remote controlled blinds. A colourful powder room and laundry area complete this level. Upstairs offers a spacious bonus room with high ceilings and beautiful built in shelves. The primary suite also has remote controlled blinds with 5-pc ensuite & walk-in closet, 2 more bedrooms & full family bath complete this level. The finished basement with family/rec room, large 4th bed with sleek cabinets, modern bright bath & the mechanical room has a new hot water tank., fully serviced furnace and storage. Close to shopping, Stoney & Deerfoot. Enjoy Cranston's parks, paths, & community amenities!