

73 Cranwell Green SE
Calgary, Alberta

MLS # A2163362



\$715,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, See Remarks, Tre		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed and greenhouse, built in shelves in basement office and garage.

Introducing a remarkable two-story home with a double attached garage, designed for comfort and style. This property features four spacious bedrooms and three well-appointed bathrooms, along with the convenience of main floor laundry facilities. Experience the elegance of hardwood flooring throughout, complemented by the comfort of central air conditioning. The expansive open-plan main floor is an ideal space for entertaining guests, featuring a generous living room with a cozy fireplace, a large dining area, and a kitchen complete with an inviting breakfast bar. The pantry is a chef's dream, boasting built-in shelving for easy organization. Upstairs, you'll find a large bonus room with vaulted ceilings, perfect for family game nights or movie marathons. This level also includes three bedrooms and two full bathrooms, highlighted by an exceptional four-piece ensuite off the lovely and expansive primary bedroom with walk in closet. The lower level offers a spacious recreation room, a fourth bedroom, and a dedicated office space. Enhanced with LED pot lights to ensure optimal lighting and for added comfort and functionality, the basement has been soundproofed, and a radon mitigation system is installed. The exterior has been updated with modern electrical and lighting fixtures and a recently installed roof with Level 4 hail protection. The custom landscaping elevates the outdoor appeal of this oversized lot, featuring a stunning tiered composite deck with privacy walls. Lush perennials abound, creating multiple private areas to enjoy this lovely property. A shed and greenhouse at the north end of the lot provide ample storage for your gardening essentials and give you a head start on the growing season each spring. Other notable highlights include a new hot water tank, all newer appliances, a new garage door opener, and updated toilets throughout. Conveniently located

within walking distance to schools, shops, Fish Creek Provincial Park, playgrounds, and scenic pathways, this property has been meticulously maintained and is ready for you to call home.