

**266 Cranwell Bay SE**  
**Calgary, Alberta**

**MLS # A2202132**



**\$769,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,974 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Storage		

**Inclusions:** N/A

Welcome to this beautiful 4 bedroom, 3+2-bathroom two-storey home, perfectly situated on a quiet cul de sac with mature trees that provide both serenity and privacy. The spacious main floor boasts 9' ceilings, a den, and a thoughtfully designed kitchen featuring stainless steel appliances, ample cabinetry, a large island with seating for four, and a functional walk-through pantry leading to the main-floor laundry. Just off the kitchen is a cozy living room with a gas fireplace, perfect to relax and enjoy your favorite book. The bright dining nook overlooks the beautifully landscaped backyard, complete with a spacious deck, and lush perennials—a perfect space for relaxation or entertaining. Upstairs, you'll find a very generous bonus room above the garage, providing additional living space without compromising bedroom sizes. The primary suite offers a 4-piece ensuite and very large walk-in closet, while the two additional bedrooms feature hardwood flooring and share a well-appointed 4-piece bathroom. The fully finished basement has a large rec room, an additional bedroom and a 3-piece bathroom, not to mention the added bonus of a shower/sauna with a private change room (9' x 11'6"), perfect for unwinding after a long day. Additional highlights include: Double attached garage (22' deep) — fits a full-sized truck Central air-conditioning for year-round comfort Walking distance to schools Close proximity to Cranston's ridge, scenic walking paths This move-in-ready home offers the perfect blend of functionality and charm in a family-friendly community. Don't miss it! Contact your favorite Realtor and book your showing today!