

**99 Cranwell Close SE**  
**Calgary, Alberta**

**MLS # A2215906**



**\$839,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,987 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator

This fully developed walkout is LOADED with upgrades, improvements and extras. Prime location in a estate like setting, backing a park and playground, close to schools and shopping. Pride of ownership will be immediately evident from the time you turn the latch of the heavy Ferco front door. Highly conscientious and detailed ORIGINAL OWNERS have raised their kids here with pride and have maintained the property obsessively. Updated and upgraded throughout, exceptional condition, move in ready. 8KW solar array keeps the power bills cheap! Come and see for yourself... it shows even better than the photos.