

228 Cranfield Park SE
Calgary, Alberta

MLS # A2220969



\$689,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Alarm system hardware, NEST thermostat, garage heater, security cameras/components, storage shed, ironing board & wall-mounted vacuum in laundry room. sprinkler system

Backing onto a winding GREENBELT AND WALKING PATH is where you'll find this MINT CONDITION FAMILY HOME here in the popular Southeast Calgary community of Cranston. Only minutes to neighbourhood schools & shopping, this warm & inviting two storey enjoys granite countertops & central air, 3 bedrooms + bonus room, 2 fireplaces & beautifully landscaped backyard with composite deck & gardens. Ready & waiting to welcome a brand new family, this fantastic home has a wonderful floorplan featuring the spacious living room with corner fireplace & plantation shutters, which is open to the sunny eat-in kitchen with granite counters & walk-in pantry, large center island & upgraded white appliances including a Fisher & Paykel double drawer dishwasher. Upstairs there are 3 lovely bedrooms & 2 full bathrooms highlighted by the relaxing primary bedroom with walk-in closet & ensuite with corner soaker tub, granite-topped vanity & separate shower. Shared by the other 2 bedrooms, the family bathroom also has granite counters & a shower/tub combo. Tucked away from the bedrooms is the terrific South-facing bonus room with 10ft ceilings & toasty gas fireplace. The unspoiled lower level — with roughed-in bathroom plumbing, offers super potential for future living space. In the main floor mudroom area is the guest powder bath & separate laundry room with built-in ironing board & Kenmore washer & dryer, as well as access into the finished 2 car garage with electric heater. Additional features of this fine family home include continuous hot water & drip humidifier, upgraded R50 attic insulation/dams, water softener, hot water recirculation pump, wired for sounds around, individual isolation water valves, NEST thermostat, low-flow/dual-flush toilets, underground sprinklers & maintenance-free deck with gas BBQ line. Prime location just minutes to

neighbourhood schools, shopping & Century Hall...with its gym & meeting rooms, splash park, sports courts & parks. And with its quick access to both Deerfoot & Stoney Trails, you're close to the South Health Campus & major retail centers, Fish Creek Park, regional amenities & downtown.