

**89 Cranwell Green SE**  
**Calgary, Alberta**

**MLS # A2242085**



**\$709,000**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                            |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                            |               |                   |
| <b>Size:</b>     | 2,130 sq.ft.                                        | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot, See Remarks |               |                   |

|                    |                                                                         |                   |     |
|--------------------|-------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                  | <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>   | Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this beautifully maintained two-story detached home in the sought-after community of Cranston SE, Calgary! Ideally located just steps from scenic walking paths, green space, and a tranquil pond, this home sits on one of the longest lots in Cranston, offering abundant outdoor space, mature trees, and a full-width private deck, perfect for summer evenings. Enjoy the convenience of nearby schools, shopping, and easy access to Stoney Trail, all while relaxing in the comfort of a fully air-conditioned home. The double front attached garage and ample street parking provide practicality, while thoughtful upgrades enhance every corner of the home. Step inside to a bright and functional main floor featuring a main-floor office, ideal for working from home, alongside hardwood flooring, a cozy corner fireplace, and a well-sized living and dining area. The kitchen offers newer countertops, stainless steel appliances, a corner pantry, and a convenient upgraded laundry room. Upstairs, the primary bedroom retreat includes a spacious 4-piece ensuite with a soaking tub and standing shower, and a large walk-in closet. Two additional bedrooms share a full bathroom. Upstairs also has a bonus room which is exceptionally spacious and bright. The professionally developed basement features a large rec room with pot lights and fireplace, an additional bedroom, a second office, and a shared bathroom, ideal for guests or extended family. Additional upgrades include a water softener, built-in sound system, Air Conditioner, media niche, modern railing, and more. This home is truly immaculate and move-in ready. Don't miss your chance to own this exceptional property in one of Calgary's most desirable communities. Book your private showing today!