

\$499,000 - 18 Cranwell Common Se, Calgary

MLS® #A2158030

\$499,000

2 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.05 Acres

Cranston, Calgary, Alberta

INVESTORS AND FIRST TIME HOME BUYERS ALERT!! Discover the epitome of comfort and elegance in this FRESHLY PAINTED Cranston gem, where modern living meets unmatched convenience. Nestled in one of Calgary's most sought-after communities, this MOVE-IN-READY residence offers a truly unique living experience with two expansive primary bedrooms, each boasting its own luxurious four-piece ensuite, perfect for those who value privacy and style. As you enter, you're greeted by a warm and inviting living room that sets the tone for the rest of the home. The main floor effortlessly combines function and flair, featuring a versatile denâ€”ideal for a home office or creative space plus a gourmet kitchen thatâ€™s sure to impress. Outfitted with rich maple cabinets, a spacious corner pantry, and a sleek breakfast bar, this bright and sun filled kitchen is the heart of the home, flowing seamlessly into a generous dining area perfect for hosting dinner parties or enjoying family meals. A convenient half bath completes this well-designed main floor. Venture upstairs to find not one, but two grand primary suites, each a private retreat with its own spa-like ensuite bathroom and walk-in closet! Whether for family, guests, or simply indulging in the luxury of space, these bedrooms offer unparalleled comfort and sophistication. The unfinished basement is a blank canvas awaiting your personal touch, with roughed-in plumbing and a large window ready to



accommodate your vision for additional living space, whether thatâ€™s a home theatre, gym, or extra bedrooms. Step outside to a sun-drenched south-facing backyard, your own private oasis perfect for entertaining or unwinding on warm summer days. The SINGLE ATTACHED GARAGE offers comfort and security on cold winter nights and has the convenience of a side door to the backyard. Located just moments from top-rated schools, vibrant shopping centre's, cozy pubs, and charming coffee shops, as well as the South Campus Hospital, this home puts everything you need right at your fingertips. Enjoy the great outdoors with nearby FISH CREEK PARK, walking paths, serene ponds, tennis courts, and a refreshing water park, or take advantage of the many amenities at the Cranston Community Centre. With quick access to both Stoney Trail and Deerfoot Trail, commuting is a breeze, and for the adventurers at heart, the majestic Rocky Mountains are just a 45-minute drive away, offering endless possibilities for weekend getaways. This is more than just a homeâ€”itâ€™s a lifestyle, freshly painted and ready for you to move in and make it your own. Donâ€™t miss your chance to own a piece of Cranstonâ€™s best. Schedule your viewing today and step into the life youâ€™ve always dreamed of!

Built in 2007

Essential Information

MLS® #	A2158030
Price	\$499,000
Sold Price	\$486,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	18 Cranwell Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J4

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Additional Parking, Alley Access, Driveway, Front Drive, Garage Door Opener, Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Playground, Tennis Court(s)
Lot Description	Back Lane, City Lot, Close to Clubhouse, Few Trees, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	October 9th, 2024
Days on Market	50
Zoning	R-2M
HOA Fees	180.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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