

# \$699,500 - 155 Cranfield Circle Se, Calgary

MLS® #A2158285

**\$699,500**

3 Bedroom, 3.00 Bathroom, 2,332 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

**\*OPEN HOUSE SUNDAY AUGUST 25 2024 2**

**PM TO 4 PM\*** Welcome to Cranston, an established sought-after community in Calgary's Southeast quadrant where pride of home ownership is evident in this family oriented community. One lucky family will have an opportunity to call this executive, 3 bedroom, 2.5 bathroom move in ready residence their forever home. As you drive up to this family residence featuring over 2300 sf of above grade living space, you will immediately notice the elegant curb appeal. Walk through the front doors and be in awe of the open concept design, upgraded finishes and wood work of this remarkable home. The focal point of this home is pie shaped rear yard that backs onto school yard with tiered rear decks, a perfect space for entertaining family and friends. The phenomenal open concept main floor is designed for entertaining. The grand living room with a dramatic fireplace feature surrounded by tile work is perfect for entertaining and formal get togethers. The kitchen features gleaming granite counters, and an abundance of cabinetry ensures there's a place for everything. Your inner chef will rejoice with stainless steel appliances and an oversized island. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the deck, and spacious fully fenced backyard off the eating area, perfect for kids to enjoy the outdoor space while keeping an eye on them. The main floor is finished with a convenient



2-piece bath, perfect bright and spacious work from home office space/formal dining room and a mud room off the double attached garage. Enjoy family movie and game nights in the spacious upper floor bonus room. The large master retreat features plenty of space for king size bed and seating area with a large walk in closet with built-in shelving. The master bedroom features an opulent en-suite with soaker tub perfect for evening relaxation baths, glass finished stand up shower and his and hers sinks finished with granite counters. Two additional well sized bedrooms, and the main bath round out the top floor. If you're looking for a truly special home for your family with a boutique feeling, this is the one. Homes of this caliber don't come to market often. This lovely home is in an incredible, conveniently located location just a short drive into the community which offers an abundance of green space, schools, shopping, 5 minutes to Seton Gateway, the largest YMCA and minutes to the state of the art South Health Campus Hospital. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Call your favorite agent right away and book your showing as this home is truly one to be desired.

Built in 2004

### **Essential Information**

MLS® #	A2158285
Price	\$699,500
Sold Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,332
Acres	0.11

Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	155 Cranfield Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1H1

### **Amenities**

Amenities	Other, Park
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	High Ceilings, Kitchen Island
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Pie Shaped Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2024
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Date Sold	September 21st, 2024
Days on Market	34
Zoning	R-1N
HOA Fees	182.70
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Power Properties
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