

# \$715,000 - 73 Cranwell Green Se, Calgary

MLS® #A2163362

**\$715,000**

4 Bedroom, 3.00 Bathroom, 1,706 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Introducing a remarkable two-story home with a double attached garage, designed for comfort and style. This property features four spacious bedrooms and three well-appointed bathrooms, along with the convenience of main floor laundry facilities. Experience the elegance of hardwood flooring throughout, complemented by the comfort of central air conditioning.

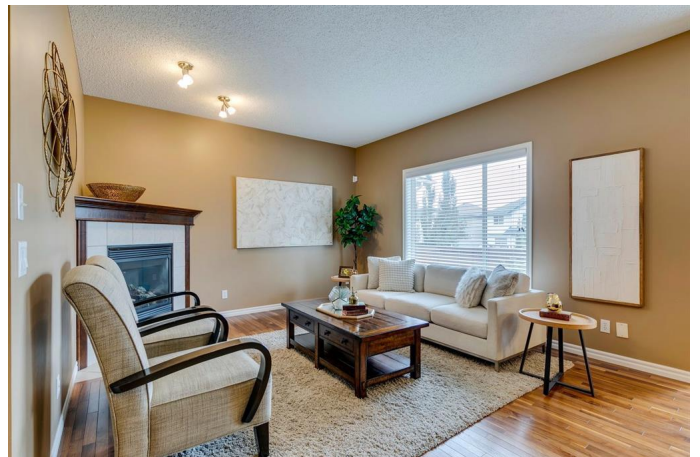
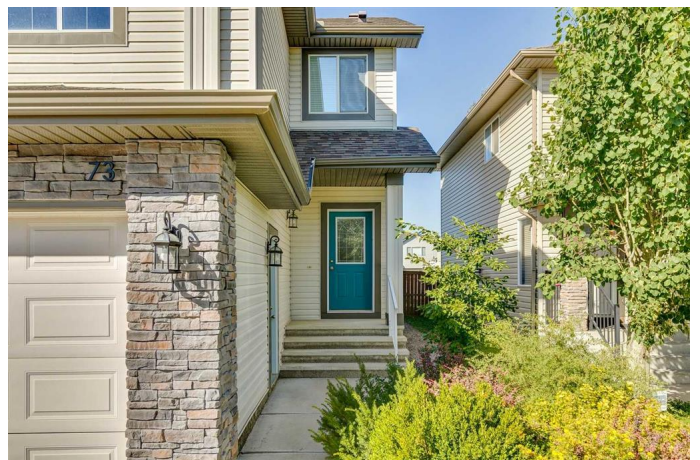
The expansive open-plan main floor is an ideal space for entertaining guests, featuring a generous living room with a cozy fireplace, a large dining area, and a kitchen complete with an inviting breakfast bar. The pantry is a chef's dream, boasting built-in shelving for easy organization.

Upstairs, you'll find a large bonus room with vaulted ceilings, perfect for family game nights or movie marathons. This level also includes three bedrooms and two full bathrooms, highlighted by an exceptional four-piece ensuite off the lovely and expansive primary bedroom with walk in closet.

The lower level offers a spacious recreation room, a fourth bedroom, and a dedicated office space. Enhanced with LED pot lights to ensure optimal lighting and for added comfort and functionality, the basement has been soundproofed, and a radon mitigation system is installed.

The exterior has been updated with modern electrical and lighting fixtures and a recently installed roof with Level 4 hail protection.

The custom landscaping elevates the outdoor



appeal of this oversized lot, featuring a stunning tiered composite deck with privacy walls. Lush perennials abound, creating multiple private areas to enjoy this lovely property. A shed and greenhouse at the north end of the lot provide ample storage for your gardening essentials and give you a head start on the growing season each spring.

Other notable highlights include a new hot water tank, all newer appliances, a new garage door opener, and updated toilets throughout. Conveniently located within walking distance to schools, shops, Fish Creek Provincial Park, playgrounds, and scenic pathways, this property has been meticulously maintained and is ready for you to call home.

Built in 2006

### **Essential Information**

MLS® #	A2163362
Price	\$715,000
Sold Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	73 Cranwell Green Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 0B2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 6th, 2024
Date Sold	September 26th, 2024
Days on Market	20
Zoning	R-1N
HOA Fees	190.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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