

**25 Cranwell Place SE**  
**Calgary, Alberta**

**MLS # A2213445**



**\$949,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	2001 (24 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, Cul-De-Sac, Few Trees, Gazebo, Landscaped, Level, Pie Shaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Gazebo and furniture on Deck, Hot Tub,

Stunning Home in a Quiet Cul-de-Sac! Welcome to this wonderful 4-bedroom, 3.5-bathroom WALKOUT family home, offering over 3,398 square feet of luxurious living space on 3 levels. Located in a peaceful cul-de-sac, this property seamlessly blends traditional charm with modern upgrades, providing the ideal setting for both relaxation and entertainment. Step inside and you will find the curved grand staircase and an open-concept floorplan, where the spacious living room, featuring soaring ceilings and can be overlooked from the second floor. Large windows throughout flood the space with natural light, creating a bright and welcoming ambiance. Both the living room and lower-level family room are enhanced by cozy gas fireplaces, perfect for those chilly evenings. The upgraded kitchen with sleek countertops, high-end appliances The WARM Porcelain tiles throughout the main floor create flow and low maintenance. A large formal dining room adds an elegant touch, offering the perfect space for dinner parties and family gatherings. MAIN FLOOR OFFICE and laundry room complete this level. Upstairs, you'll find three generously sized bedrooms, including a serene master suite with a private 5-piece en-suite bathroom, double sink vanity, private water closet and soaker tub for ultimate comfort. The WALKOUT basement provides even more living space, including a large living area, separate entrance mudroom with stacking washer and dryer, a full 4-piece bathroom, large bedroom that's perfect for guests, can be used as an illegal suite or as a private home office. Outdoor living is just as impressive as the interior. Step outside to a newly upgraded spacious deck complete with a charming gazebo and comfortable sectional patio furniture included—ideal for alfresco dining or simply relaxing. The lower patio level is home to a luxurious hot tub,

also included, creating a private retreat where you can unwind after a long day. The backyard offers plenty of space for gardening, play, or further outdoor entertainment. With large rooms, an open layout, and thoughtful design elements throughout, this home is the perfect blend of modern convenience and classic appeal—ideal for growing families, those who love to entertain, or anyone in search of a peaceful sanctuary in a quiet, family-friendly neighborhood. Perfect location with schools, playgrounds and offering quick access to Stoney and Deerfoot Trails and major shopping just minutes away at South Trail. Some other upgrades include - New shingles in 2022, Hot water tank replaced in 2021, deck new glass railings with floor membrane and with soffit and fascia on the underside of deck creating the covered lower patio area with hot tub ,front door replaced 2024., granite countertops, granite sink, french doors in office.