

## 151 Cranwell Close SE Calgary, Alberta

**MLS # A2235608**



**\$830,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,409 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Central Vacuum System with attachments

**NEW PRICE! Reduced \$20,000!!** Welcome to your new home in the Desirable community of Cranston! Built in 2001 and perfectly situated on a prime lot backing onto a peaceful green space with walking paths and a playground—just a short stroll from the local primary school. This beautifully maintained and spacious home offers over 3,500 sq ft of developed living space, featuring 5 bedrooms and 3.5 bathrooms. The spacious, well-designed kitchen, where friends and family can gather around the large island is perfect for casual meals, entertaining, or simply enjoying time together. The kitchen appliances, as well as the washer and dryer, have been recently upgraded, adding modern convenience and value. With multiple living areas—including a formal living room, cozy family room with fireplace and built in cabinet, main floor den, large rec room in the fully developed basement, and a bright 3-season sunroom—there's space for everyone to relax or work from home. The home is flooded with natural light with an abundance of windows and you can even catch mountain views on clear days. Durable galvanized steel shingles (installed in 2013) come with a transferable 50-year warranty, so you never need to worry about hail. Additional highlights include an insulated and drywalled garage, exposed aggregate driveway and sidewalks, a fully fenced and landscaped yard, and an 8'x10' shed for extra storage. Don't miss this exceptional opportunity to own in one of Cranston's most desirable locations!