

**96 Cranridge Crescent SE**  
**Calgary, Alberta**

**MLS # A2317340**



**\$864,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,272 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Desert Back, Gentle Sloping, Landscaped, Lawn, Many Trees, Privat		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Extensively renovated and beautifully updated, this exceptional home offers modern style, thoughtful design, and outstanding functionality throughout. The stunning kitchen is the heart of the home, featuring a massive quartz island, custom cabinetry, upgraded lighting, Brand New Refrigerator, Cook/top Stove, and an open-concept layout perfect for entertaining. Recent improvements include new pot lights, designer lighting, updated blinds, a striking fireplace feature wall, refreshed bathrooms, and custom built-ins that add both style and storage. The rest of the main floor includes a beautifully updated bathroom and a recently completed mudroom with custom bench seating and storage. The upper level showcases well-appointed bedrooms with quality finishes. The large Primary Bedroom includes a fully renovated ensuite with quartz counters, tiled shower, floors, and new lighting. The undeveloped basement offers excellent potential for future development, allowing the next owner to create a space tailored to their needs. The oversized garage boasts high ceilings and abundant storage solutions. Step outside to enjoy the private backyard with mature trees, enhanced privacy, and a uniquely designed deck with upgraded decking ideal for relaxing or hosting guests. Located in a cul-de-sac in the very desirable community of Cranston, this move-in-ready home combines extensive upgrades, quality workmanship, and exceptional value. A rare opportunity to own a thoughtfully renovated property with modern finishes and room to grow. Call today to view!