

**23 Cranridge Crescent SE**  
**Calgary, Alberta**

**MLS # A2321515**



**\$769,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,405 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape, Private, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**WELCOME HOME!** This stunning home is complete with a functional family focused layout and timeless design. With 4 bedrooms, 2.5 baths and over 3200 sq. ft. of thoughtfully designed spaces for every stage of family life. Wainscoting, custom feature walls, charming touches, designer lighting, and soaring ceilings create a welcoming atmosphere from the moment you arrive. The open concept main floor is anchored by a stunning kitchen featuring granite countertops, stainless steel appliances, ceiling-height cabinetry, a walk-through pantry, and an oversized island. The dining area is wrapped in windows and overlooks the meticulously landscaped backyard, while the bright living room centres around a cozy gas fireplace with custom millwork accents. A dedicated main floor office provides the perfect work-from-home setup, while upstairs you'll find a spacious bonus room, convenient upper laundry, two generous secondary bedrooms, and a luxurious primary retreat complete with a spa-inspired ensuite and walk-in closet. The partially finished basement offers incredible versatility with a massive fourth bedroom, and opportunity to add a gym space, rec room, and ample storage. Outside, enjoy summer evenings on the covered deck, relax, or gather around the patio in the private, fully fenced backyard complete with mature landscaping and a storage shed. A double attached garage and outstanding curb appeal complete this move-in-ready family home. This one won't last long!