

195 Cranwell Crescent SE
Calgary, Alberta

MLS # A2353253

\$615,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: TV Mounts, Hot Tub (As-is)

* OPEN HOUSE SAT OCT 24 FROM 2:00-4:00PM* Welcome to this wonderful home in the heart of Cranston, where everyday convenience meets comfortable family living, with parks, playgrounds, shopping, and schools (Cranston School K-4 & Dr. George Stanley School 5-9) within walking distance. The home showcases high ceilings as soon as you walk in and you'll notice the built-in wall inserts for feature decor. The main level has a bright and open floor plan with the kitchen, dining and living space. A half bath and laundry/mud room completes this level. Upstairs you'll find three bedrooms plus a large bonus room that could easily serve as a fourth bedroom. The finished basement was completed with extra Roxul insulation between the walls and ceiling for superior soundproofing, making it ideal for movie nights, a teen hangout, or a home office, and it offers two bedrooms, fresh paint, and tons of storage. The home has a heated attached double garage with smart garage door opener via app and exterior smart lights that add everyday convenience. The roof and A/C are both new in 2021, and the carpets were newly installed in the past 3-4 years. Step outside to your backyard featuring a two-tier composite deck with a pergola, glass railing, hot tub, and a shed for extra storage. With its great location, thoughtful upgrades, and room to grow, this home offers great value in one of Calgary's most popular family communities. Book your showing today!