



GRASSROOTS
REALTY GROUP

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72 Cranwell Green SE
Calgary, Alberta

MLS # A2233265



\$924,990

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Greenbel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: N/A

Open house Sat June 28 12-1pm. Impressive Walkout Home with over 3,200 Sq Ft of fully developed Space backing onto Pond with Mountain Views and steps to schools. Welcome to this exceptional walkout home offering over 3,200 sq ft of beautifully finished living space, set on a premium lot backing south onto a peaceful pond with lovely mountain views. Located just a 2-minute walk to the elementary school and under 8 minutes to the middle school, this is a rare find in an ideal family oriented location. Step inside to discover a bright and open layout with ' ceilings, rich hardwood floors, upgraded lighting, and a welcoming living area anchored by a gas fireplace. Perfectly positioned windows frame the lush pond and garden views, bringing the outdoors in and filling the space with natural light. The private home office is ideal for remote work, while the open-concept design flows seamlessly into a perfectly placed dining room poised to host many memorable dinners with friends and a beautifully appointed kitchen. The kitchen is a true standout featuring upgraded French maple cabinetry, sleek quartz countertops, newer professional grade appliances, a large corner pantry, and expansive prep and storage space perfect for home cooks and entertainers alike. Completing the main level is a stylish two-piece powder room with designer touches, a modern and functional mudroom that includes a newer washer and dryer, and provides direct access to the oversized insulated double garage complete with a 220V outlet for EV charging. Upstairs, the primary suite is a peaceful retreat with large windows overlooking the pond, a walk-in closet, and a luxurious ensuite with comfort height dual vanities, a soaker tub, and a separate shower. Two additional bedrooms offer generous closet space and share a modern 4-piece bath. A bright, vaulted bonus room provides the

perfect spot for family movie nights or a quiet reading nook. The walkout basement has been professionally developed with estate level finishings including 9’ ceilings, plush carpeting, and modern trim. This level features a spacious recreation room, an additional bedroom with walk-in closet, a full 3-piece bath, and plenty of storage. Enjoy outdoor living in the sunny south-facing backyard oasis, complete with mature landscaping, a large patio, and gas BBQ hookup perfect for relaxing evenings or weekend entertaining. While taking it all in don’t forget to notice the upgraded lighting, newer roof shingles (2023), newer blinds, a newer hot water tank, and a radon mitigation system for added peace of mind. This home combines pride of ownership with thoughtful upgrades in a serene, sought after setting just minutes from Fish Creek Park, athletic fields, a outdoor chilled skating rink, with its own Zamboni, shopping, and quick access to the new ring road. This home is Truly move in ready and a must to see! Call today!