



GRASSROOTS

REALTY GROUP

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**6 Cranwell Square SE
Calgary, Alberta**

MLS # A2293325



\$819,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No Neighbour		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: Washer, Dryer, Microwave, Dishwasher, Oven, Stove, Refrigerator

Welcome to 6 Cranwell Square SE, an exceptionally well-maintained and extensively upgraded home in the sought-after community of Cranston. Backing directly onto a pond with no neighbours behind or to the left, this home offers a rare level of privacy and an open, peaceful outlook. From the moment you step inside, it feels welcoming and well designed, with a layout that supports both everyday living and entertaining. The main floor features a bright open-concept design with a practical flow throughout. A front flex room offers the ideal space for a home office or additional use depending on your needs. The main living spaces are well-sized and connect naturally for everyday living and entertaining. At the heart of the home, the kitchen has been fully updated with new appliances, quartz countertops, and a brand new Bosch dishwasher. Just off the kitchen, a large eating area overlooks the pond, creating a bright and comfortable space for daily meals with a view. High-end shutters are installed throughout the home, adding a clean, consistent finish along with excellent light control and privacy. Upstairs, a spacious bonus room provides additional living space for a media area, playroom, or secondary family room. The primary bedroom is generously sized and features a large ensuite with dual sinks and a built-in soaker tub. The upper level includes well-sized additional bedrooms and functional bathroom access, making the layout ideal for families. The fully finished basement extends the living space with a custom-built media centre, perfect for movie nights or entertaining. Extensive upgrades include central air conditioning with high-efficiency dual-zone controls, new carpet, upgraded appliances, new roof, new front and back doors, fresh paint throughout, new quartz countertops, updated plumbing fixtures, modern lighting with dimmers, new hot water tank, and

upgraded window coverings. These improvements allow for a move-in ready experience with no immediate work required. Additional features include a 50-amp EV charging station in the garage and built-in overhead storage for added convenience. Outside, the backyard offers a comfortable space with a custom-built deck featuring a pergola, gas line, and power-ideal for outdoor dining and gatherings. The location is a major advantage, with nearby access to pathways and green space including Fish Creek Provincial Park. You're also close to schools, shopping, restaurants, and everyday amenities, with the South Health Campus just minutes away. Easy access to Stoney Trail and Deerfoot Trail makes commuting simple. This is a home that truly needs to be experienced in person to be fully appreciated-offering thoughtful upgrades, functional space, and a highly desirable location in Cranston.