



GRASSROOTS

REALTY GROUP

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**143 Cranfield Circle SE
Calgary, Alberta**

MLS # A2296371



\$809,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage		
Inclusions:	N/A		

Welcome to 143 Cranfield Circle SE, ideally situated on a quiet cul-de-sac and backing onto a peaceful green space. This professionally renovated two-storey home offers a rare combination of space, natural light, and flexibility, complete with hard surface flooring throughout and central air conditioning for year-round comfort. The kitchen is both stunning and highly functional, featuring full-height cabinetry, quartz countertops, a stylish backsplash, built-in oven and microwave, gas cooktop, and cabinet lighting. With ample counter and storage space, the large central island becomes the heart of the home—perfect for casual breakfasts or entertaining friends. The bright dining nook flows seamlessly into the inviting living room, highlighted by a feature wall. A well-placed powder room and main floor laundry complete this thoughtfully designed level. Upstairs, the layout is ideal for family living. A spacious bonus room provides the perfect space for movie nights or a kids’ play area. Two generous bedrooms share a full bathroom with quartz counters, while the primary suite offers a true retreat with dual sinks, a large shower, and a built-in closet. The fully finished basement expands your living space with a recreation room, additional bedroom, and a full four-piece bathroom—ideal for guests, teens, or extended family. The double attached garage adds everyday convenience, while outside; the backyard feels like your own private oasis. Mature landscaping includes four aspen trees, one apple tree, one pear tree, two cherry trees, raspberries, gooseberries, and four evergreens—creating a space that is both expansive and serene. The large deck is perfect for morning coffee, summer BBQs, and gathering with family and friends. Additional updates provide peace of mind, including a furnace replaced in 2020, central air conditioning added in 2021, and a

water filtration system installed in 2022. The roof is approximately 10 years old and the attic has new R50 insulation. Living in Cranston means access to the Cranston Residents Association, offering amenities such as a splash park, skating rink, tennis courts, and year-round community events. With endless pathways along the Bow River and through Fish Creek Park, this is a lifestyle rooted in nature, connection, and community.