



**4 Cranfield Circle SE
Calgary, Alberta**

MLS # A2297290



\$714,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Garden		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Sauna, Soaking Tub		

Inclusions: Built-in Dishwasher, Microwave, Oven/Stove, Refrigerator, Washer/dDyer, Garage Door Opener, Garage Remote(s), All Window Coverings

Discover a rare opportunity to own a meticulously maintained, one owner, custom built home that perfectly balances traditional comfort with functional luxury. Boasting 2,615 sq ft of total living space and 9ft ceilings, this residence has been thoughtfully designed to accommodate families and those who love to entertain. Step into an inviting and open floor plan with loads of natural light, a designated front room for an office, den or library and a spacious living area anchored by a cozy fireplace, and a reserved space for dining. The upper floor hosts 3 well appointed bedrooms, including the primary bedroom with a bright ensuite and walk-in closet. The fully developed basement is a true stand out feature! Offering a secondary living area complete with a second fire place, extra space for a home gym, and ample storage under the stairs and within the furnace room, where the furnace and humidifier have recently been serviced. A 4th bedroom, and 3rd bathroom with your own private built-in sauna creates a luxury touch that transforms the lower level into a personal wellness spa. With 4 bedrooms and 3.5 bathrooms throughout the home, there is plenty of private space for a growing family. The sunny landscaped and fully fenced backyard hosts a beautiful aggregate patio and established vegetable garden. Beyond the doorstep, this community truly shines. Enjoy the ultimate convenience with local shopping, and two schools just minutes away. Owners can take comfort having quick access to the South Health Campus via Stoney Trail, and Deerfoot Trail roadways. For those who love the outdoors, an extensive network of scenic pathways leads you directly to the Bow River and Fish Creek Park, whether it's a morning jog along the water or a weekend bike ride, the natural beauty of the river valley is your new backyard.