



**GRASSROOTS**

REALTY GROUP

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**183 Cranford Green SE  
Calgary, Alberta**

**MLS # A2304030**



**\$874,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,555 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Welcome to your 2555 sqft home nestled on a quiet cul-de-sac in one of the most sought after parts of Cranston, just steps to parks and schools. This estate home features a Southeast facing back yard, 3 spacious bedrooms, and 2.5 baths. This bright, open concept home showcases tasteful finishings throughout starting with the gourmet chef's kitchen, featuring gas range and all stainless appliances, a large quartz island, plenty of full height cabinetry and a spacious pantry. Enjoy hosting family and friends in the large dining and living rooms adjacent to the kitchen, buffered by the beautiful 2-sided fireplace. This home features 9 foot ceilings throughout and an abundance of natural light. The main floor office is perfect for those that need a work-from-home space. Upstairs features a large primary bedroom with a spa ensuite with separate shower, free standing soaker tub, dual vanity, and walk-in closet. Two additional large bedrooms, 4 pc bath, massive bonus room, and laundry room complete the upper level. Lower level awaits your ideal development, also with 9 foot ceilings (pricey upgrade!), roughed-in plumbing for a bathroom, and large windows. The fully fenced extra wide (pie lot) back yard will impress, with a large deck, gas-line for barbecuing, and large concrete pad on the west side... ideal for games of pickup basketball or ball hockey! Front and back yards are very low maintenance landscaping. The location of this home is outstanding, just a couple of blocks from parks and walking distance to two excellent elementary schools. Cranston features an incredible community centre with tennis courts, water park, outdoor rinks, walking paths, as well as plenty of shopping and other amenities, and is very close to the South Health Campus. This home is conveniently located just 2 minutes to the 212 Ave exit onto HWY 2 for super quick access in and out of the community.

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