



**GRASSROOTS**

REALTY GROUP

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**368 Cranfield Gardens SE  
Calgary, Alberta**

**MLS # A2304971**



**\$639,998**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cranston   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,786 sq.ft.   | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Interior Lot, Irregular Lot, Low Maintenance Landscap |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <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>   | Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

This is one of those homes that just makes sense. Tucked into a quiet cul-de-sac in Cranston, with over 2,340 sq.ft. of finished space, a fully developed basement, and a layout designed for real life. The main floor is open without feeling too open, defined spaces for living and dining, but still connected. The kitchen is super functional with tons of storage, a walk-through pantry (that actually gets used), and direct access to the mudroom/laundry exactly where you want it. The living room is bright and comfortable, anchored by a fireplace that makes it feel like home the second you walk in. Upstairs, you'll find the bonus room - big, bright, and separate enough to give everyone their own space. You've got 3 well-sized bedrooms up, including the primary that feels private, with a walk-in closet and a proper ensuite with a soaker tub. The basement is fully finished and done right with a large rec space, a clean modern 3 piece bathroom, plus a flex/den that can easily be a home office, gym, or guest bedroom. There's still plenty of storage too, which is rare to get with a finished lower level. This home also comes with the extras that actually matter: air conditioning, upgraded air filtration, a Kinetico water system, underground sprinklers, and a heated, insulated garage. Outside, you've got a nicely landscaped yard and a beautiful deck area, giving you lots of options depending on how you like to use your outdoor space. And the location is exactly what you've been waiting for; a quiet street, family-friendly, and close to everything Cranston is known for: schools, pathways, parks, and the Bow River.