



GRASSROOTS

REALTY GROUP

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**93 Cranwell Place SE
Calgary, Alberta**

MLS # A2305507



\$899,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,559 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Inclusions: Pool Table, Hot Tub, Shelving/Workbench (Garage), TV Wall Mount (Living Room), Outdoor Shed, Bar Fridge (wet bar)

Rare opportunity to own a beautifully designed walk-out bungalow on an expansive, tree-lined oversized pie-shaped lot, with a coveted southwest-facing backyard. Offering nearly 3,000 sq. ft. of developed living space, this thoughtfully designed home blends exceptional functionality, natural light, and effortless everyday living. The elevated main level spans approximately 1,559 sq. ft. and showcases vaulted ceilings, rich Brazilian cherry hardwood flooring, and a bright, open-concept layout. The spacious living room, anchored by a gas fireplace, flows seamlessly into the kitchen and breakfast nook, creating a warm and connected space ideal for both entertaining and daily life. The well-appointed kitchen features Thermador stainless steel appliances, a 5-burner gas range, maple cabinetry, granite countertops, a generous corner pantry, and a sit-up island. A separate formal dining room with built-in hutch niche provides flexibility for hosting and special occasions. The primary retreat offers new plush carpeting, a large west-facing window, vaulted ceilings and a striking three-way gas fireplace shared with the spa-inspired ensuite, complete with jetted soaker tub, separate shower, and walk-in closet. A second bedroom or ideal home office, full bathroom, and convenient laundry/mudroom with Electrolux washer and new dryer (2025) complete the main level. The heated double attached garage offers epoxy flooring, built-in shelving, a workbench, and direct interior access. Additional features include central air conditioning and a newer roof (2020). The fully finished walk-out level expands the living space with a large recreation area, family room with gas fireplace, and custom solid maple entertainment built-ins. Oversized windows and sliding patio doors allow natural light to pour in, while two additional versatile bedrooms provide space ideal for guests, teens, a

fitness room, or hobbies. A full bathroom with heated floors, spacious mechanical room with new hot water tank (2024), and dedicated storage room add valuable functionality. Step outside to a private southwest-facing backyard oasis on this rare oversized pie lot, complete with mature trees, planter boxes, multizone irrigation, expansive patio, standalone wood-burning fireplace, and hot tub, serviced in December 2025. The setting offers both privacy and exceptional space for summer entertaining. Situated on a quiet cul-de-sac just steps from pathways, parks, shopping, and amenities, residents also enjoy access to the Cranston Residents Association with year-round programs, events, tennis courts, an outdoor rink, and community facilities. This home presents a lifestyle opportunity rarely available—ideal for those seeking the ease of single-level living with additional room for family and guests, or downsizers who still value space, privacy, and room to entertain. Book your private showing today.