



**68 Cranfield Place SE
Calgary, Alberta**

MLS # A2307242

\$735,000



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Reverse Pie Shaped Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully updated, air conditioned, 5 bedroom, 3.5 bathroom, fully developed two-storey home, offering over 2,900 sq ft of living space, ideally situated in a quiet cul-de-sac in the highly sought-after community of Cranston. Set on a unique large reverse pie lot, this exceptional property blends thoughtful design, modern finishes, and energy efficiency—with the added bonus of 23 panel 9.09kW Solar PV System generating annual income. Step inside to a bright and inviting main level featuring hardwood flooring and a seamless open-concept layout at the rear of the home. A dedicated home office provides the perfect work-from-home space, while the functional mudroom with integrated laundry adds everyday convenience. The heart of the home is the stylish kitchen, showcasing white cabinetry, granite countertops, a centre island, stainless steel appliances, a corner pantry, and a striking glass and metal tile backsplash. The adjacent dining and living areas are anchored by a stunning three-sided gas fireplace and flooded with natural light, creating an ideal setting for both entertaining and daily living. Step out onto the upper composite balcony—complete with gas BBQ line and awning—for effortless indoor-outdoor enjoyment. Upstairs, a massive bonus room with a vaulted ceiling and stone-surround gas fireplace offers a perfect retreat for family gatherings or relaxation. The spacious primary bedroom features a walk-in closet and a beautifully appointed ensuite with large skylight, a custom glass walk-in shower and generous granite counter space. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement extends the living space with a large family room enhanced by custom built-in cabinetry, two additional bedrooms, an updated 4-piece bathroom, and ample storage in

the mechanical room—ideal for growing families or guests. Outside, the meticulously designed backyard is a true standout, featuring a custom paving stone walkway, raised stone patio, and a covered deck with pergola. A convenient staircase connects directly to the upper balcony, creating a seamless outdoor experience and maximizing the use of this impressive lot. The double attached garage is fully equipped with a gas heater and 220V power, offering both comfort and versatility year-round. Additional upgrades include fresh paint throughout, a hot water tank (2023), dishwasher (2019), and roof shingles (2014), ensuring peace of mind for years to come. Located in one of Calgary’s most desirable communities, this home is perfect for large and or extended family's. With quick access to major roadways, schools, shopping, and countless amenities. A rare opportunity to own a move-in ready home that perfectly balances luxury, function, and lifestyle.