



**GRASSROOTS**  
REALTY GROUP

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**96 Cranfield Park SE**  
**Calgary, Alberta**

**MLS # A2309002**



**\$620,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry		

**Inclusions:** Garage heater,

Welcome to your move-in-ready sanctuary in family desirable Cranston. This stunning 4-bedroom, 4-bathroom family home perfectly blends comfort with family needs. Freshly painted walls in crisp neutral tones, the main floor invites you in with a warm, open-concept layout featuring a split kitchen island and a convenient corner pantry—perfect for the home chef. Imagine cozy evenings by the living room fireplace, or heading upstairs to the spacious bonus room where a second fireplace creates the ultimate family retreat. The finished basement is ideal for teenage gamer in your household with spacious bedroom with its own 2-piece ensuite. Outside, your treed backyard oasis awaits, featuring a large deck and patio designed for summer BBQs and quiet mornings. Complete with a heated double front garage for those Calgary winters and available for immediate possession, this home is truly ready for its next chapter