



**GRASSROOTS**  
REALTY GROUP

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50 Cranfield Crescent SE  
Calgary, Alberta

MLS # A2309233



**\$689,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,979 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** none

Welcome to 50 Cranfield Crescent SE in the sought-after community of Cranston! Located on a quiet crescent with a sunny SOUTH-facing backyard backing onto green space and walking paths, this beautifully maintained home offers nearly 2,000 sq. ft. of bright and functional living space. The main floor features a spacious foyer, flex room/home office, renovated kitchen with newer cabinetry, granite countertops, stainless steel appliances, and a soaring open-to-above living room filled with natural light. Upstairs offers 3 generous bedrooms, a large bonus room, and a spacious primary suite with walk-in closet and ensuite featuring a jetted tub. Newer hot water tank, furnace and newer roof (2022). Enjoy the large private deck surrounded by mature trees and beautiful green space. Close to schools, shopping, parks, pathways, transit, and quick access to Deerfoot and Stoney Trail. A wonderful family home in an exceptional location!