



GRASSROOTS

REALTY GROUP

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**96 Cranridge Crescent SE
Calgary, Alberta**

MLS # A2317340



\$864,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Desert Back, Gentle Sloping, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	None		

Extensively renovated and beautifully updated, this exceptional home offers modern style, thoughtful design, and outstanding functionality throughout. The stunning kitchen is the heart of the home, featuring a massive quartz island, custom cabinetry, upgraded lighting, Brand New Refrigerator, Cook/top Stove, and an open-concept layout perfect for entertaining. Recent improvements include new pot lights, designer lighting, updated blinds, a striking fireplace feature wall, refreshed bathrooms, and custom built-ins that add both style and storage. The rest of the main floor includes a beautifully updated bathroom and a recently completed mudroom with custom bench seating and storage. The upper level showcases well-appointed bedrooms with quality finishes. The large Primary Bedroom includes a fully renovated ensuite with quartz counters, tiled shower, floors, and new lighting. The undeveloped basement offers excellent potential for future development, allowing the next owner to create a space tailored to their needs. The oversized garage boasts high ceilings and abundant storage solutions. Step outside to enjoy the private backyard with mature trees, enhanced privacy, and a uniquely designed deck with upgraded decking ideal for relaxing or hosting guests. Located in a cul-de-sac in the very desirable community of Cranston, this move-in-ready home combines extensive upgrades, quality workmanship, and exceptional value. A rare opportunity to own a thoughtfully renovated property with modern finishes and room to grow. Call today to view!