



**123 Cranwell Close SE**  
**Calgary, Alberta**

**MLS # A2318215**



**\$799,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,976 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** NONE

**OPEN HOUSE** 1 pm to 3:30 pm Saturday the 13th! . Gorgeous Walkout Two-Storey home backing onto green space with extensive upgrades! Situated on a quiet street, this beautifully maintained home offers a functional and spacious layout featuring a living room, dining room, family room, and a well-appointed kitchen with abundant marble countertops, a large island, and built-in bookcase. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and a luxurious ensuite featuring a soaker tub. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The fully finished walkout basement offers exceptional additional living space, including a second fireplace, a bedroom, a 4-piece bathroom, a flex room, and a large recreation room with direct access to the beautifully landscaped backyard. Enjoy outdoor entertaining with the built-in BBQ station and private yard backing onto green space. Recent upgrades include all new kitchen appliances, hardwood flooring throughout the upper level, upgraded basement flooring, new air conditioning unit, washer and dryer, and improvements to the deck and landscaping. Conveniently located close to schools, public transit, hospital, shopping, and scenic ridge pathways, with easy access in and out of the community. This exceptional home offers the perfect combination of comfort, style, and location!