



GRASSROOTS

REALTY GROUP

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**28 Cranwell Crescent SE
Calgary, Alberta**

MLS # A2318421



\$729,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful 4-bedroom family home offering over 2,500 sq. ft. of developed living space, ideally situated on a quiet crescent and backing west onto greenspace and a school for added privacy and sun filled evenings. This well-maintained home has seen numerous valuable upgrades over the years, including newer shingles, triple-pane argon-filled windows throughout, an upgraded stucco exterior with additional foam insulation, central air conditioning, updated entry doors, and an attractive side patio walkway leading to a spacious two-tier deck with a pergola. The main floor features rich hardwood flooring and a thoughtfully designed kitchen complete with granite countertops, a corner pantry, abundant cabinetry, a central island with eating bar, and stainless steel appliances including a newer slide-in stove and microwave hood fan (2024). The kitchen overlooks the bright dining area, inviting great room with gas fireplace, and the beautifully landscaped west-facing backyard. Upstairs you'll find a spacious primary retreat featuring a walk-in closet and updated ensuite with a fully tiled shower and 10mm glass enclosure. Two additional generously sized bedrooms, a renovated family bathroom, and a large bonus room provide plenty of space for a growing family. The professionally developed basement adds even more living space with a fourth bedroom, full bathroom, family room, and wet bar—ideal for guests or entertaining. Additional highlights include a double attached insulated and drywalled garage, carpet replaced in 2020, washer and dryer (2020), hot water tank (September 2023), water softener, and Kinetico water treatment system. Located just minutes from everyday amenities, shopping, schools, and offering quick access to Stoney Trail and Deerfoot Trail. Enjoy nearby pathways and outdoor living with easy access to Fish Creek Provincial Park.