



**64 Cranridge Crescent SE
Calgary, Alberta**

MLS # A2319298



\$719,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: 2 TV Mounts, TV in Bonus Room, All Cameras "as is", Fridge in Garage, Underground Sprinklers, Firepit

Welcome to the heart of Cranston—a vibrant, family-focused community where everyday living meets connection, comfort, and convenience. With over 2,200 sq ft above grade and a rare four-bedroom upper layout, this beautifully refreshed two-storey home is ready to welcome its next chapter. From the moment you step inside, you’re greeted by a spacious foyer and rich hardwood floors that set a warm, inviting tone. Freshly painted throughout and enhanced with brand new carpet, the home feels bright, clean, and effortlessly move-in ready. A thoughtfully placed main floor den—framed by elegant French doors and oversized windows—offers the perfect retreat for a home office or quiet sitting space. The open-concept main level is designed for both connection and function. The kitchen anchors the space with an expansive flush island, granite countertops, stainless steel appliances, full tile backsplash, and a convenient corner pantry. Flowing seamlessly into the generous living room, you’ll find an oversized window overlooking the backyard and a central fireplace with classic tile surround and rich wooden mantle—creating a cozy focal point for everyday living. The designated dining area, enhanced by a soaring ceiling, invites natural light to pour in, making every meal feel elevated. A spacious laundry room and powder room complete the main floor. Upstairs, the rare four-bedroom layout offers flexibility and space for growing families. The primary retreat comfortably accommodates a king-sized bed and features a well-appointed ensuite with a standalone shower, soaker tub, and walk-in closet. At the front of the home, a sunken bonus room provides an additional living space—perfect for movie nights or a relaxed media lounge—while a full bathroom serves the remaining bedrooms with ease. The unfinished

basement, complete with a 3-piece rough-in, presents a blank canvas for your future vision—whether that’s additional living space, a home gym, or guest quarters. Outside, enjoy a traditional lot in an established setting, offering both space and privacy along with an underground sprinkler system (no more hauling the hose and sprinkler out) and central air conditioning for the warmer Summer months! Just moments away, residents enjoy access to the amenities that make Cranston so desirable, including parks, pathways, and proximity to the Bow River. The nearby Cranston Residents Association Century Hall offers year-round recreation with a splash park, skating rink, and community programming for all ages. With quick access to Deerfoot and Stoney Trail, and surrounded by nature and amenities, this is a home that blends lifestyle and location effortlessly—an ideal setting for your next move.