



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**28 Cranarch Crescent SE
Calgary, Alberta**

MLS # A2319759



\$669,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,796 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating: High Efficiency, Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Pantry, Smart Home

Inclusions: Furniture is available for purchase as well as bar fridge in garage, fire table and patio umbrella

Welcome to this beautifully designed 2-storey home in the sought-after community of Cranston, ideally located just steps from the breathtaking pathways and natural beauty of Fish Creek Park. Offering just under 1,800 sq. ft. of thoughtfully planned living space, this home combines comfort, function, and style. The bright open-concept main floor features a spacious kitchen with granite countertops, ample cabinetry, and a convenient walk-through pantry that leads directly to the double attached garage – perfect for easy grocery drop-off. The kitchen flows seamlessly into the inviting living room, with gas fireplace, creating an ideal space for both everyday living and entertaining. Upstairs, you’ll love the generous bedroom sizes, a rare feature that offers plenty of space for the whole family. A large bonus room provides the perfect separation between the primary suite and the two additional bedrooms, creating privacy and versatility for a media room, play space, or home office. The undeveloped basement is ready for your personal touch, offering endless possibilities to create additional living space tailored to your needs. With its exceptional layout, double garage, and unbeatable location near one of Calgary’s most loved natural amenities, this is a home you won’t want to miss.