



GRASSROOTS

REALTY GROUP

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**76 Cranfield Place SE
Calgary, Alberta**

MLS # A2320295



\$699,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Shelves in the garage

Welcome to this beautifully updated 3-bedroom, 3.5-bathroom family home in the sought-after community of Cranston. Situated on a large corner lot in a quiet cul-de-sac, this home offers fantastic curb appeal, rare extra street parking and extensive recent upgrades including a brand new garage door. The bright, open main floor features fresh paint, luxury vinyl plank flooring, and a renovated kitchen with full-height cabinetry, quartz countertops, stainless steel appliances, a custom herringbone backsplash, corner pantry, and large island with seating. The living room has a cozy gas fireplace and flows seamlessly to the dining area and out to the oversized two-tiered deck and backyard, extending your living space and creating the ideal setting for everyday living and entertaining. Upstairs, you'll find a freshly painted sun-filled bonus room, three generous bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. An additional 4 piece bathroom completes this level. The fully finished basement adds even more living space with a large rec room, full bathroom, laundry area and plenty of storage. Central A/C provides year-round comfort. Outside, enjoy a private backyard oasis featuring low-maintenance landscaping, garden beds, underground sprinklers, outdoor lighting, and a new cedar fence. Living here means you're close to everything—great schools, local shopping, restaurants, and Century Hall, where you'll have exclusive access to year-round amenities like a splash park, skating rink, tennis courts, and community programs. If you love the outdoors, you'll appreciate being just minutes from Fish Creek Park and the Bow River pathways. The nearby Seton Urban District offers even more with the YMCA, South Health Campus, and a wide variety of shops and services. And with quick access to major roadways, getting downtown,

around the city, or out to the mountains couldn't be easier.