



162 Cranwell Square SE
Calgary, Alberta

MLS # A2321080



\$665,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Tv Mount (on main level)

****Open House: Sun, July 5, between 10 am and 12 pm**.** Nestled on a quiet street in the heart of Cranston, this beautifully maintained 2-storey family home offers 1,948 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, and a layout perfectly suited for growing families. Combining comfort, functionality, and an exceptional location, this home presents an outstanding opportunity in one of Calgary's most sought-after communities. Situated on a spacious lot, the private backyard is enhanced by mature trees, creating the perfect setting for outdoor entertaining and everyday enjoyment. The large deck offers plenty of space for summer BBQs, relaxing with family, or hosting friends while enjoying the privacy of the landscaped yard. Step inside to a bright and inviting main floor featuring rich hardwood flooring, knockdown ceilings, oversized windows, and a cozy gas fireplace that serves as the focal point of the living room. The thoughtfully designed kitchen blends style and functionality with warm maple cabinetry, stainless steel appliances (brand new refrigerator), a corner pantry, and a well-positioned island that makes meal preparation and entertaining effortless. Main level laundry for your convenience. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a 4-piece ensuite bathroom. A huge bonus room with oversized windows provides exceptional flexibility as a family room, media room, playroom, or home office. A second full bathroom completes the upper level. The unfinished basement offers excellent potential for future development, featuring large windows and a 3-piece bathroom rough-in, ready for your personal touch. New roof (2025). Ideally located within walking distance of Cranston School (K–4) and Dr. George Stanley School (5–9), and just minutes from parks,

shopping, and everyday amenities. Enjoy easy access to the Bow River pathway system for walking, running, and cycling. This is a fantastic opportunity to own a well-appointed family home in one of Calgary's most desirable communities. Call to book your private viewings today!