



**GRASSROOTS**  
REALTY GROUP

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**54 Cranfield Crescent SE  
Calgary, Alberta**

**MLS # A2325906**



**\$739,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,803 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** Refrigerator, electric stove, dishwasher, hoodfan, washer, dryer, all window coverings, garage door opener and control, vacu-flo system and all attachments

Tucked away on a quiet crescent in the heart of Cranston, this beautifully updated, 4-bedroom, 3.5-bathroom, pet free and smoke free home backs directly onto a greenbelt and walking path, offering the privacy, sunshine and outdoor lifestyle that families dream about. Step inside to a bright, open-concept main floor where large south-facing windows flood the home with natural light. The kitchen is designed for both everyday living and entertaining, featuring updated quartz countertops, stylish tile backsplash, Blanco granite double sink, updated appliances (2020), new pot lighting, a spacious centre island and a convenient corner pantry. It flows seamlessly into the dining area and inviting living room, creating the perfect gathering space for family and friends. Sliding patio doors lead to a sunny south-facing deck with fully adjustable privacy screens overlooking an exceptionally landscaped backyard complete with an underground sprinkler system. Whether you're enjoying your morning coffee, watching the kids play or taking an evening stroll on the pathways just beyond your yard, this is outdoor living at its finest. The main floor also offers a convenient laundry area in the mud room, while the powder room had a new toilet installed in 2024. Completing the extensive updates, the entire main floor received beautiful luxury vinyl plank flooring in 2024. Upstairs, the spacious bonus room with numerous windows provides the perfect place for movie nights, a children's play area or a home office. The generous primary retreat includes a private 4-piece ensuite with newer quartz countertops and tile backsplash in 2020 and new luxury vinyl tile flooring and a new toilet in 2024. Two additional bedrooms and an updated 4-piece bathroom with new luxury vinyl tile flooring complete the upper level. The fully finished basement adds even more living space with a large

recreation room, a fourth bedroom and a 3-piece bathroom, ideal for teenagers, guests or multi-generational living. This home has been thoughtfully maintained and updated over the years with new shingles (2019), upgraded kitchen (2020), quartz counters and tile backsplash in ensuite (2020), free standing shed for outdoor storage (2021), new baseboards on main and upper (2022), luxury vinyl plank flooring throughout the main floor (2024), updated ensuite and main bathroom flooring (2024), new hot water tank (2024), and all wall switches and electrical outlets replaced in 2024. The double attached garage features plenty of elevated shelving. The current owners have especially loved the mature landscaping and the rare south-facing greenbelt setting, providing privacy while filling both the home and backyard with sunshine. Located just minutes from shopping, restaurants, schools, South Health Campus, Fish Creek Park and the Bow River, with quick access to Deerfoot Trail and Stoney Trail, this is a home that delivers the perfect balance of comfort, convenience and connection to nature. Book your private showing today!