



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11 Cranfield Link SE
Calgary, Alberta

MLS # A2326967



\$689,800

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: N/A

This 2-storey home offers a functional family layout, generous living spaces and a finished basement in the heart of Cranston. Just off of the entry, a front den provides a versatile space for a home office, playroom or sitting area. An open main floor connects the kitchen, dining area and living room, making everyday life and entertaining feel effortless. Stainless steel appliances, a large centre island, a pantry and plenty of cabinet space keep the kitchen practical, while the adjacent dining area opens directly onto the full-width rear deck for easy indoor and outdoor living. Soaring open-to-above ceilings, oversized windows and a gas fireplace add warmth and character to the adjacent living room. A powder room and main floor laundry complete this level. Upstairs, a lofted bonus room offers extra space to relax or gather with family. Vaulted ceilings bring an airy feel to the primary bedroom, which includes a walk-in closet and a 4-piece ensuite with a deep soaker tub. Two additional bedrooms and another full bathroom complete the upper floor. Movie nights, game days and casual entertaining all fit comfortably in the finished basement featuring a spacious recreation room, a pub-style wet bar with raised seating, a 4th bedroom and another full 4-piece bathroom. Outside, the large backyard offers plenty of room for children, pets and gardening, along with a dog run and an expansive deck for summer barbecues or relaxing outdoors. Recent updates include a 2024 GAF roofing system backed by a transferable Golden Pledge Warranty, along with a new furnace installed in 2023. Located near the entrance to Cranston, this home offers quick access in and out of the community while remaining just down the street from a park. Schools, shopping, pathways and the Bow River are all within walking distance, while South Health Campus, the YMCA and the amenities of Seton

are only about a 10-minute drive away. Residents also enjoy access to Century Hall with sports courts, a spray park, skating rink, programs and community events, along with easy connections to Fish Creek Park, Deerfoot Trail and Stoney Trail.