



GRASSROOTS
REALTY GROUP

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36 Cranfield Manor SE
Calgary, Alberta

MLS # A2329496



\$789,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Central Vacuum System/Attachments (AS-IS), Solar Panels, TV Mount(s).		

Welcome to this beautifully updated, two-storey home offering over 3,000 sq. ft. of developed living space on a spacious corner lot in the heart of Cranston. With 4 bedrooms, 3.5 bathrooms, a main floor office, upper bonus room, as well as a finished basement, this home has been thoughtfully designed to meet the needs of today's modern family. Step inside to discover a bright, open-concept main floor enhanced with brand new luxury vinyl plank flooring, fresh paint throughout and an abundance of natural light. The inviting living room is anchored by a beautifully refreshed gas fireplace creating the perfect gathering space. At the heart of the home, the kitchen blends timeless craftsmanship with modern updates showcasing rich wood cabinetry, a new oversized quartz island with a silgranite sink, newer stainless steel appliances, highlighted by a subway tile backsplash. A convenient walkthrough pantry leads directly into the newly renovated mudroom, complete with custom built-in lockers and cabinetry, providing exceptional organization before entering the double attached garage. Upstairs, you'll find an ideal family layout with a spacious bonus room, three generous bedrooms and a stunning primary retreat featuring a large walk-in closet and a spa-inspired ensuite with a soaker tub and separate shower. The basement extends your living space with a large recreation room centred around a shiplap feature electric fireplace, creating the perfect space for movie nights or entertaining. An additional bedroom and full bathroom make this level ideal for guests, teenagers, or a home gym. Outside, the backyard is truly designed for enjoying Calgary's summers. The large corner lot offers an expansive lawn, mature landscaping, raised garden beds, storage shed, dedicated fire pit area which can also support RV parking and an incredible covered pergola that creates the perfect

outdoor living room for relaxing or entertaining. Adding even more value, this home is equipped with air conditioning, as well as 17 Solar Panels producing over 8300kWh per year averaging 25 kWh/day throughout the year, providing long term energy savings, lower monthly utility costs, and increased energy efficiency. Additional savings can be seen during the spring and summer months by registering for seasonal solar programs, where homeowners can sell off excess energy to help offset utility costs - a smart investment that continues to pay dividends for years to come. Located on a quiet street just steps from Christ the King Catholic School, playgrounds, scenic walking pathways and everyday shopping and amenities. As a Cranston resident, you'll also enjoy exclusive access to Century Hall the community's private recreation facility offering year-round programming, tennis and basketball courts, skating, a gymnasium and exciting new enhancements, including the highly anticipated brand-new splash park currently under construction making this an even more desirable place to call home.