



**GRASSROOTS**  
REALTY GROUP

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109 Cranwell Place SE  
Calgary, Alberta

MLS # A2329620



**\$799,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Cranston               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,583 sq.ft.           | Age:   | 2000 (26 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Corner Lot             |        |                   |

|             |                                  |            |     |
|-------------|----------------------------------|------------|-----|
| Heating:    | Forced Air                       | Water:     | -   |
| Floors:     | Carpet, Laminate, Linoleum, Tile | Sewer:     | -   |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -   |
| Basement:   | Full                             | LLD:       | -   |
| Exterior:   | Stucco                           | Zoning:    | R-G |
| Foundation: | Poured Concrete                  | Utilities: | -   |

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)

**Inclusions:** Wall Safe

Rare opportunities like this don't come along often. Offered for sale by the ORIGINAL OWNER, this spacious WALK-UP BUNGALOW is ideally located on a CORNER LOT in a quiet CUL-DE-SAC in the heart of CRANSTON. With over 2,800 SQ. FT. OF DEVELOPED LIVING SPACE, CENTRAL A/C, 3 BEDROOMS plus a CRAFT ROOM OR DEN, a dedicated MAIN FLOOR OFFICE, and a separate MAIN FLOOR LAUNDRY ROOM, this home provides a floor plan and square footage that are becoming increasingly difficult to find. The main floor features VAULTED CEILINGS, large windows, and a bright, open layout designed for comfortable everyday living and entertaining. The kitchen includes ample cabinetry, GRANITE COUNTERTOPS, a LARGE ISLAND WITH RAISED EATING BAR, a pantry, fridge, built-in dishwasher, microwave hood fan, and electric stove (sold as-is). The kitchen overlooks the SPACIOUS BREAKFAST NOOK, which leads to the PARTIALLY COVERED REAR DECK with GLASS RAILING, creating an ideal space to enjoy your morning coffee or entertain outdoors. A separate DINING ROOM provides additional space for family dinners and special occasions, while the living room features a GAS FIREPLACE with BUILT-IN BOOKSHELVES, all framed by large windows that fill the space with natural light. The PRIMARY BEDROOM is generously sized and features a WALK-IN CLOSET and private 4-PIECE ENSUITE with a SOAKER TUB and separate shower. A front office provides an ideal WORK-FROM-HOME space, while the convenient main floor laundry room completes the main level. One of the home's standout features is the FULLY DEVELOPED WALK-UP BASEMENT, providing excellent flexibility and direct access to the backyard. Downstairs you'll find TWO ADDITIONAL BEDROOMS, a DEN, a FULL

BATHROOM, and a large RECREATION ROOM WITH WET BAR offering plenty of space for a family TV area, games room, children's play area, or entertaining. There is also a LARGE UNFINISHED STORAGE AND UTILITY ROOM, providing abundant storage and future possibilities. While the home would benefit from cosmetic updating, it offers a WELL-DESIGNED FLOOR PLAN that can easily be refreshed to suit your personal style and vision. Outside, the property has been FULLY LANDSCAPED with mature trees, attractive rock features, shrubs, and perennial gardens. The partially covered deck with glass railing overlooks the backyard, while the DOUBLE ATTACHED GARAGE includes a freezer, which is also included with the home. The sought-after SE COMMUNITY OF CRANSTON offers parks, pathways, schools, shopping, restaurants, nearby SETON AMENITIES, SOUTH HEALTH CAMPUS, and convenient access to DEERFOOT TRAIL and STONEY TRAIL. Call your favourite Realtor today to book your private showing! \*\*\* Some photographs have been virtually staged for illustration purposes only \*\*\*