



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

266 Cranwell Bay SE
Calgary, Alberta

MLS # A2329818



\$685,888

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Level, Private, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Sauna, Soaking Tub		

Inclusions: N/A

Welcome to this beautiful 4-bedroom two-storey home, perfectly situated on an exceptionally quiet, tree-lined bay in the family-friendly community of Cranston. Located in a safe, highly desirable cul-de-sac that is absolutely full of kids, this property offers an unbeatable lifestyle with scenic walking paths right at the entrance of the close that connect seamlessly throughout the entire neighborhood. Step inside to find an open-concept main floor boasting airy 9-foot ceilings, a versatile den perfect for a home office, and a cozy living room anchored by a warm gas fireplace. The thoughtfully designed kitchen is the hub of the home, featuring stainless steel appliances, ample cabinetry, a massive central island with seating for four, and a highly functional walk-through pantry that leads directly to the main-floor laundry. Adjoining the kitchen, the sun-drenched dining nook overlooks a beautifully landscaped, mature backyard complete with a spacious deck designed for summer barbecues and quiet morning coffees. Upstairs, a massive bonus room over the garage offers the perfect family media space without compromising the bedroom sizes. The primary retreat serves as a true sanctuary, complete with a private 4-piece ensuite and an oversized walk-in closet, while two additional bedrooms feature hardwood flooring and share a well-appointed 4-piece bathroom. The fully finished basement is a recreation haven, boasting a large rec room, a fourth bedroom, and a 2-piece bathroom situated right beside a private shower, sauna, and dedicated changing room—the ultimate way to unwind after a workout or a long winter day. Additional premium highlights include central air conditioning for year-round comfort and a double attached garage that is 22 feet deep to easily accommodate a full-sized truck. Best of all, you are within easy walking distance to multiple schools

and just minutes from the scenic Cranston ridge paths and the local Clubhouse with its splash park, skate park, tennis courts, and winter skating rink. This turn-key property stands out as a rare find that checks every single box for a growing family. Don't let this incredible Cranston opportunity pass you by—schedule your private tour today to experience this lifestyle firsthand!