



**GRASSROOTS**  
REALTY GROUP

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**36 Cranwell Green SE**  
**Calgary, Alberta**

**MLS # A2330328**



**\$775,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                     |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 1,804 sq.ft.                 | <b>Age:</b>   | 2006 (20 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> | Backs on to Park/Green Space |               |                   |

|                    |                                                                       |                   |     |
|--------------------|-----------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks |                   |     |

**Inclusions:** 2 umbrellas (white one at garden bed, yellow on the wheels), additional washer in utility room, 10x8 ft garden shed. In Garage: NewAge wall mounted shelves, ceiling mounted shelves, Husky track wall

Could you ever find a better family home? Exceptional, breathtaking and peaceful—this meticulously maintained home offers the complete package in one of Cranston's most desirable locations. Tucked away on a quiet cul-de-sac, backing south onto a picturesque greenbelt with pond views and pathways. This mint-condition fully developed walkout home offers over 2,500 sq. ft. of beautifully updated living space. Featuring 4 bedrooms and 3.5 bathrooms, this home has been lovingly cared for and thoughtfully upgraded throughout. Solid maple hardwood flooring spans both the main and upper levels, creating a warm and timeless feel. The renovated kitchen is a chef's dream with quartz countertops, a stylish backsplash, maple cabinetry, stainless steel appliances, an induction cooktop, convection oven and microwave. The spacious main floor also offers a bright living area, abundant natural light and convenient main floor laundry. Upstairs, you'll find generous bedrooms, a massive bonus room and a beautifully renovated primary ensuite that creates the perfect private retreat. The fully finished walkout basement (developed by previous owners without permits) extends your living space and opens onto a stunning stamped concrete patio, leading to the sunny south-facing backyard complete with irrigation, garden beds, a storage shed and direct access to the greenbelt and walking paths. Relax or entertain on the gorgeous upper deck while enjoying the peaceful setting and pond just steps away. Additional features include central air conditioning, extra driveway parking and outstanding curb appeal. Located within walking distance of three excellent schools and just minutes from parks, shopping, restaurants and Cranston's extensive pathway system, this is an opportunity to own a truly move-in-ready home in an amenity-rich community. Homes of this caliber, condition,

and location rarely become available. Pack your bags&mdash;this exceptional Cranston home is ready to welcome its next family.