



GRASSROOTS
REALTY GROUP

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23 Cranfield Crescent SE
Calgary, Alberta

MLS # A2332192



\$735,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, No Back Lane, Treed, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Hot Tub - cover is working but is in as-is condition

Impeccably maintained and thoughtfully updated, this beautiful two-storey home on a landscaped corner lot is ready for its next family to enjoy. With a spacious, functional layout, quality upgrades, and an unbeatable location, this is a home designed for both busy days and relaxing evenings. The kitchen is the heart of the home, featuring stone countertops, abundant pantry storage, and an open connection to the welcoming family room with a cozy fireplace. For larger gatherings, the formal living and dining rooms impress with soaring vaulted ceilings and plenty of natural light. Main floor laundry adds everyday convenience. Upstairs, the vaulted primary suite offers a peaceful retreat with a walk-in closet and spacious ensuite featuring a jetted tub and separate shower. Two additional bedrooms provide plenty of space for a growing family. The fully developed basement expands your living space with a large recreation room, an oversized bedroom, and a full bathroom complete with a luxurious steam shower. This home is loaded with valuable upgrades, including new triple-pane windows, a new furnace, central air conditioning, and a large heated double attached garage—perfect for Calgary winters, hobbies, and extra storage. Outside, the beautifully landscaped yard is made for family fun and year-round enjoyment, with a hot tub that's perfect after a day of skating, hiking, or sports. Enjoy the sunshine of the on the west facing deck with additional south exposure. Living in Cranston means embracing an active lifestyle. Enjoy access to Century Hall, tennis courts, skating, playgrounds, and endless pathways, with Fish Creek Provincial Park just moments away. Excellent access to major roadways makes commuting simple while keeping everything your family needs close to home. Move in, make memories, and enjoy everything this exceptional Cranston home has to offer.

A must see!