



GRASSROOTS
REALTY GROUP

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182 Cranfield Manor SE
Calgary, Alberta

MLS # A2334150



\$739,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

****OPEN HS SAT Aug 08 11:00-1:30**** | UPGRADED HOME | CENTRAL AIR | 2176 SQ FT HOME | PRIVATE BACK YARD | Nestled on a quiet street in Cranston, this beautifully upgraded and spacious home is ready to welcome its next owners. From the moment you step inside, a generous foyer opens into an impressive living, kitchen, and dining area designed for both everyday comfort and effortless entertaining. The kitchen is thoughtfully finished with granite countertops, abundant custom cabinetry, striking rock accents, and a gas stove ideal for the home chef. The bright, open living space offers plenty of room for a variety of furniture layouts, making it easy to host guests, family, and friends. The dining area features oversized windows and ample space for a large dining table, while French doors create a seamless connection to the backyard during the warmer months. Outside, mature landscaping and a beautifully landscaped yard create a private oasis that feels peaceful and inviting. Upstairs, the large bonus room is anchored by a stone-faced fireplace and offers an excellent setting for movie nights, sporting events, or relaxed gatherings. Bright windows enhance the space, and the adjoining den or computer area provides a practical and well-appointed spot for a home office. The primary bedroom is a true retreat, complete with east-facing windows that welcome the morning sunlight and a spacious ensuite featuring granite counters, a soaker tub, a separate shower, and a walk-in closet. There are also two more good-sized bedrooms and 4-piece bath. The basement is unfinished but has high ceilings and a great open space for the next owner to create their perfect set up. The attached garage is drywalled and oversized with plenty of shelving. Recent updates completed over the last few years include Air Conditioning, a new roof, a radon detection system, a

new hot water tank, a new stove, and a new dishwasher. We are close to 3 schools, parks, walking paths, shopping and the community centre. This is a great place to call home! (Some photos have been virtually staged to show you the properties potential.)