



**GRASSROOTS**  
REALTY GROUP

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**173 Cranfield Green SE**  
**Calgary, Alberta**

**MLS # A2340179**



**\$699,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                    |               |                   |
| <b>Size:</b>     | 2,031 sq.ft.                                                | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 3                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Level, No Back Lane, Rectangular Lot |               |                   |

|                    |                                                                                                                                                         |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                                                                      | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Shed                                                                                                                                                    |                   |      |

With nature at hand, this immaculate home offers the perfect blend of finishing, comfort, style, and location. A serene, landscaped spot, Cranfield Green is nestled in lush pathways and greenspaces leading to the Bow River parkway. Coming up the landscaped walk one is harkened by a delightful rippling fountain brook. Entering, there is a welcoming foyer and parlor. With stunning hardwood, and contemporary palette, the open floor plan is great day to day for family and entertaining. The well-appointed kitchen showcases craftsmanship with pristine cabinetry and counters, S/S Appls, breakfast bar, & pantry. The living room is accented with corner gas fireplace, making a warm, comfortable space for gatherings. Step out to the spacious upgraded deck. Light up the BBQ and watch the kids play. Quality fencing and mature trees provide that sense of privacy. The main is rounded out by a stylish powder room. Retreat to the primary bedroom &ndash; a haven with ensuite and walk-in closet. Two other generous bedrooms and bathroom. A sizable bonus room offers yet another relaxing space. The lower provides a great space for so much. Get the popcorn for the big screen sports and movies, set up the home gym, arts & crafts studio, office or playroom. This home enjoys A/C and vacusystem, newer roof & recent top-end Lennox furnace, Splendid amenities - Century Hall community center, schools, shopping, scenic ridge pathways. Great transit and easy access in and out of the community. A &ldquo;turn-key&rdquo; quality home with great pride of ownership and inviting aesthetics.