



GRASSROOTS
REALTY GROUP

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15 Cranfield Manor SE
Calgary, Alberta

MLS # A2346578



\$649,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,668 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	N/A
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OPEN HOUSE on Sunday, October 4, from 2:00-4:00 pm. Welcome home to this beautifully maintained, west-facing two-storey family residence in the heart of Cranston. Enjoy an open-concept main floor with a spacious kitchen, island overlooking the living and dining areas, and patio doors to the back deck and fenced yard. The main level also features laundry, a powder room, and direct access to the double attached garage. Upstairs, you'll find a sought-after layout with a separate bonus room with vaulted ceilings and a gas fireplace, a generous primary suite with a four-piece ensuite and walk-in closet, plus two additional bedrooms and a four-piece bathroom. The unfinished basement is ready for your personal touch. Plus, enjoy peace of mind knowing the home has a brand-new roof. Steps from K–9 School, transit, amenities, and a short drive to the new South Campus Hospital, this home is an excellent choice.