



GRASSROOTS
REALTY GROUP

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34 Cranfield Green SE
Calgary, Alberta

MLS # A2347775



\$639,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautifully updated 2-storey home in Cranston, offering almost 1,800 sq. ft. of living space and backing directly onto green space. With 3 bedrooms, 2.5 bathrooms, a spacious bonus room, and a double attached garage, this home offers the perfect blend of comfort, functionality, and style for today's family. From the moment you pull up, the curb appeal does the talking. The stone-edged garden bed, and a rich two-tone exterior set the tone before you even open the front door. As you walk inside, you're greeted with a spacious entryway and soaring ceilings that really open up the space. A stacked stone fireplace anchors the main living space and gives the whole floor a warm, grounded feel. The open layout carries you naturally from the living room into the dining area, where oversized windows pull in natural light all day long. The kitchen doesn't hold back, offering dark wood cabinetry, sparkling quartz countertops, a tiled backsplash, and a full suite of new stainless steel appliances including an electric range with double oven. The island does double duty as a prep station and a gathering spot, with seating for casual meals or morning coffee. Upstairs, the primary suite is a genuine retreat, with a spacious layout and soft, neutral tones that make it easy to picture your own furniture in place, and the newly renovated ensuite delivers spa energy with a glass-enclosed shower wrapped in deep green tile and a granite-topped vanity. A generous walk-in closet rounds it out. Down the hall, two more bedrooms and a second fully renovated bathroom give the rest of the family (or your guests) their own comfortable space, with a spacious bonus room offering the perfect spot for a family room, home theatre, or kids' play area. The backyard brings its own kind of magic. An oversized deck with sleek glass railings creates the perfect setting for entertaining

and building memories, with plenty of room for a full lounge and dining setup. Beyond the deck, the fully fenced yard has its own fire pit and mature landscaping, plus a gate that opens straight onto the green space behind, with no neighbors to speak of. Thoughtful upgrades throughout include complete bathroom renovations, a new insulated garage door, fresh paint throughout the entire home, a water softener system, new appliances (stove, refrigerator, washer, and dryer), newer roof, and upgraded attic insulation. A central vacuum system and double garage add even more everyday convenience, all just minutes from schools, South Health Campus, and nearby shopping. A move-in-ready home with a backyard that feels like a private escape. Don't miss this one!