



GRASSROOTS
REALTY GROUP

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10 Cranfield Park SE
Calgary, Alberta

MLS # A2348033



\$674,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, Rectangula		

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

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Television and the wall mount in the primary bedroom are negotiable.

Welcome to your dream home situated in the highly sought after neighbourhood of Cranston! Pride of ownership shines in every square inch of this immaculate fully developed, two storey, open concept home. The residence is a spacious, three bedroom, three and a half bath home offering the perfect balance of style and functionality in a floorplan designed for keeping the family connected. The main floor living area features hardwood floors and a gas fireplace in the living room, all open to the kitchen with stainless steel appliances, island breakfast bar and a sun drenched dining area for family sit down dinners or holiday entertaining. Upstairs the thoughtfully designed layout features a serene primary bedroom with a walk in closet, and a private ensuite with soaker tub and shower, two additional bedrooms, and a full 4 piece bathroom. Imagine the possibilities in a very spacious bonus room with beautiful hardwood floors and large windows to enjoy plenty of natural sunlight. The lower level offers a great escape for entertaining, hosting movie or game nights and includes the convenience of a wet bar with beverage fridge and 3 piece bath. Step outside to enjoy your own private oasis! The professionally landscaped backyard is beautifully manicured, offering a lush, scenic backdrop for weekend barbecues, outdoor play or quiet morning coffees on the deck with shade provided by a large pergola. The yard is easily maintained with a 5 zone underground sprinkler system for the lawn and shrubs. Conveniently located just minutes from schools, vibrant local parks and shopping this property connects you to everything a family could want! Schedule your private viewing to experience this stunning home in person!