



GRASSROOTS
REALTY GROUP

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26 Cranwell Manor SE
Calgary, Alberta

MLS # A2349283



\$619,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn, Level, Low		

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

Inclusions: Gazebo

****CANCELED OPEN HOUSE**** Welcome to this well-maintained Cardel-built home, tucked away on a quiet cul-de-sac in the established community of Cranston. Offering 3 bedrooms, 2.5 bathrooms and an attached double garage, this is a fantastic opportunity to own a detached home in one of southeast Calgary's most popular family communities. Step inside to a bright, functional main floor designed for everyday living. The open-concept kitchen and great room create an inviting gathering space, complete with a cozy gas fireplace and upgraded stainless steel appliances. Main-floor laundry and a convenient mudroom add to the practicality of the home, while central air conditioning keeps things comfortable through the warmer months. Upstairs, you'll find three bedrooms along with a spacious, light-filled bonus room—perfect for movie nights, a playroom or a second family room. The primary bedroom features a walk-in closet and its own ensuite with a relaxing soaker tub. Outside, the sunny west-facing backyard is ready to enjoy with an oversized custom deck and gazebo—an ideal spot for summer evenings, entertaining or simply unwinding at the end of the day. The home has been thoughtfully cared for and updated over the years, including BRAND NEW CARPET throughout, a roof replaced approximately six years ago, hot water tank and water softener replaced approximately four years ago, and nearly all appliances upgraded. The undeveloped basement, complete with a 3-piece bathroom rough-in, provides plenty of opportunity to add even more living space in the future. Located just steps from schools and playgrounds and close to Cranston's community amenities, this home combines location, space and value. With detached homes featuring attached garages becoming increasingly difficult to find at this price point in

Cranston, this is an opportunity you won't want to miss! Be sure to check out the virtual tour for a full walk-through of this beautiful home!