



GRASSROOTS
REALTY GROUP

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6 Cranwell Manor SE
Calgary, Alberta

MLS # A2350010



\$695,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions:	NA
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Open house on Oct 10 & 11 2-4Pm . Welcome to your dream home! This impeccably maintained two-storey residence delivers an exceptional blend of comfort, style, and everyday functionality. Offering 3 bedrooms, 3.5 bathrooms, and a fully finished basement, the home has been thoughtfully refreshed with key mechanical and cosmetic updates, including a brand-new washer and dryer, new hot water tank. ?The bright, open-concept main floor centers around a welcoming living room anchored by a corner gas fireplace. Flowing seamlessly into the dining area, the kitchen features a central island with breakfast bar seating, a generous corner pantry, and abundant cabinet storage. Direct access from the dining space leads to a private backyard retreat, complete with a sprawling deck, dedicated BBQ gas line, and an included gazebo—ideal for effortless outdoor entertaining. ?The upper level features a versatile bonus room suited for a media lounge or play area, alongside two well-proportioned bedrooms and a full bath. The primary retreat offers a tranquil escape, complete with a walk-in closet and a beautiful ensuite. Downstairs, the finished lower level expands your living space with a large family room, full bathroom, and generous storage. ?Finished with a double attached garage and a fully fenced, professionally landscaped yard, this home offers quick access to the South Health Campus, Deerfoot Trail, Stoney Trail, nearby schools, parks, and retail amenities.