

780-978-0157
jenniferstudent@me.com

28 Cranfield Place SE
Calgary, Alberta

MLS # A2204347



\$715,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,628 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TV wall stand in the basement/ built in shelves in the garage

****Open House this Saturday March 22 - 10am-3pm**** Exceptional Family Home in a Quiet Cul-De-Sac – in the community of Cranston. Welcome to this stunning, fully developed home tucked away on a peaceful cul-de-sac in a family-friendly community, this home is perfect for growing families, entertaining, and creating lifelong memories. Pride of ownership shines throughout this meticulously maintained home. With multiple upgrades including, Primary ensuite (2025) Paint throughout (2023-2025) Pot lighting (2024) Knock down ceilings throughout (2024) to name a few. The main floor living and dining area is bright and open with a gas fireplace, ideal for relaxing with family or hosting friends you will see the well maintained vinyl and vinyl plank flooring throughout the main & upper levels, . The spacious kitchen offers granite counter tops, Island with sink, corner pantry, and a bright dining area that opens to the backyard—perfect for gatherings! The upper level features a vaulted bonus room, two wonderful bedrooms, and a generous primary retreat with a walk-in closet and a spa-like ensuite (soaker tub + separate shower!). Fully Finished Basement: has a large flex room, a 4th bedroom, a full bath, and tons of storage space. A generously sized backyard with a two-tiered deck, two concrete pads, and mature Lilac trees lining the fence in the backyard it provides extra privacy in the warmer months. The oversized Heated Garage (23x21) provides plenty of space for vehicles, storage, and hobbies, bouns the garage has a pedestrian side entrance! Steps from trails, parks, the community hall, and the river—perfect for evening strolls and outdoor adventures. lets not forget the quick drive to seton for access to the hospital, restaurants, Theater and shopping. This home and community is the total package—beautifully designed,

perfectly located, and waiting for you to make it yours. Want to see it in person? Book your private showing today!