



# 73 Cranwell Green Calgary Alberta

\$715,000

Introducing a remarkable two-story home with a double attached garage, designed for comfort and style. This property features four spacious bedrooms and three well-appointed bathrooms, along with the convenience of main floor laundry facilities. Experience the elegance of hardwood flooring throughout, complemented by the comfort of central air conditioning. The expansive open-plan main floor is an ideal space for entertaining guests, featuring a generous living room with a cozy fireplace, a large dining area, and a kitchen complete with an inviting breakfast bar. The pantry is a chef's dream, boasting built-in shelving for easy organization. Upstairs, you'll find a large bonus room with vaulted ceilings, perfect for family game nights or movie marathons. This level also includes three bedrooms and two full bathrooms, highlighted by an exceptional four-piece ensuite off the lovely and expansive primary bedroom with walk in closet. The lower level offers a spacious recreation room, a fourth bedroom, and a dedicated office space. Enhanced with LED pot lights to ensure optimal lighting and for added comfort and functionality, the basement has been soundproofed, and a radon mitigation system is installed. The exterior has been updated with modern electrical and lighting fixtures and a recently installed roof with Level 4 hail protection. The custom landscaping elevates the outdoor appeal of this oversized lot, featuring a stunning tiered composite deck with privacy walls. Lush perennials abound, creating multiple private areas to enjoy this lovely property. A shed and greenhouse at the north end of the lot provide ample storage for your gardening essentials and give you a head start on the growing season each spring. Other notable highlights include a new hot water tank, all newer appliances, a new garage door opener, and updated toilets throughout. Conveniently located withi...

Bedroom 12.08 Ft x 10.17 Ft

Office 8.67 Ft x 5.58 Ft

Recreational, Games room 13.08 Ft x 29.92 Ft

Furnace 10.67 Ft x 13.33 Ft

2pc Bathroom 6.75 Ft x 5.08 Ft

Dining room 10.92 Ft x 10.25 Ft

Laundry room 7.42 Ft x 7.25 Ft

Living room 14.08 Ft x 14.92 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

4pc Bathroom 7.42 Ft x 11.67 Ft

Bedroom 8.92 Ft x 12.67 Ft

Bedroom 9.67 Ft x 10.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Foyer 7.08 Ft x 9.33 Ft

Kitchen 10.92 Ft x 10.75 Ft

Family room 15.92 Ft x 13.42 Ft

Primary Bedroom 11.92 Ft x 14.92 Ft