



228 Cranfield Park Calgary Alberta

\$699,900

Backing onto a winding greenbelt & walking path is where you'll find this mint condition family home here in the popular Southeast Calgary community of Cranston. Only minutes to neighbourhood schools & shopping, this warm & inviting two storey enjoys granite countertops & central air, 3 bedrooms + bonus room, 2 fireplaces & beautifully landscaped backyard with composite deck & gardens. Ready & waiting to welcome a brand new family, this fantastic home has a wonderful floorplan featuring the spacious living room with corner fireplace & plantation shutters, which is open to the sunny eat-in kitchen with granite counters & walk-in pantry, large center island & upgraded white appliances including a Fisher & Paykel double drawer dishwasher. Upstairs there are 3 lovely bedrooms & 2 full bathrooms highlighted by the relaxing primary bedroom with walk-in closet & ensuite with corner soaker tub, granite-topped vanity & separate shower. Shared by the other 2 bedrooms, the family bathroom also has granite counters & a shower/tub combo. Tucked away from the bedrooms is the terrific South-facing bonus room with 10ft ceilings & toasty gas fireplace. The unspoiled lower level - with roughed-in bathroom plumbing, offers super potential for future living space. In the main floor mudroom area is the guest powder bath & separate laundry room with built-in ironing board & Kenmore washer & dryer, as well as access into the finished 2 car garage with electric heater. Additional features of this fine family home include continuous hot water & drip humidifier, upgraded R50 attic insulation/dams, water softener, hot water recirculation pump, wired for sounds around, individual isolation water valves, NEST thermostat, low-flow/dual-flush toilets, underground sprinklers & maintenance-free deck with gas BBQ line. Prime location just minutes to neighbourhood schools, shopping & Century Hall.....

2pc Bathroom Measurements not available

Living room 14.42 Ft x 13.58 Ft

Dining room 13.33 Ft x 7.58 Ft

Kitchen 13.33 Ft x 8.92 Ft

Laundry room 6.92 Ft x 5.58 Ft

4pc Bathroom Measurements not available

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Primary Bedroom 14.50 Ft x 14.00 Ft

Bedroom 11.67 Ft x 8.92 Ft

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Bonus Room 14.42 Ft x 12.00 Ft

Listing Presented By:



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RE/MAX

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