



# 174 Cranfield Green Calgary Alberta

\$799,900

This beautifully updated home offers a fully finished walkout basement and a southwest-facing backyard that backs onto an expansive greenspace, pathways and a park--perfect for enjoying gorgeous mountain views year-round. Inside, the open and spacious main floor features updated flooring and a versatile front den ideal as a home office or formal dining area where you can take in the stunning scenery. The bright living room is warmed by a cozy gas fireplace and flows seamlessly into the modernized kitchen complete with white cabinets, granite countertops, newer appliances, an island and a breakfast nook. Step outside to the large updated upper deck offering both privacy and spectacular views, wired for speakers, plus a gas line for your BBQ. The main floor also includes a 2-piece bathroom, laundry area and access to the oversized double garage with a mezzanine for extra storage. Upstairs, a huge bonus room with vaulted ceilings provides the perfect retreat. The primary bedroom boasts a walk-in closet and a 4-piece ensuite with a jetted soaker tub overlooking the greenspace and mountains. Two additional generous-sized bedrooms and a full bathroom complete the upper level with brand-new carpet throughout. The fully finished walkout basement offers high ceilings, a dry bar, a second gas fireplace and a spacious recreation area with access to the covered patio, fire-pit and direct gate access to the park. A fourth bedroom, a 3-piece bathroom and ample storage complete this incredible lower level. Additional highlights include a new roof (2023) with Class 4 shingles, a newer hot water tank, a 7-zone sprinkler system front and back and air conditioning. The pathways behind the home lead directly to Christ the King Catholic School and Cranston School with easy access to Stoney Trail for effortless commuting. This is a rare opportunity to own a turn-key walkout home in a pr...

3pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 9.92 Ft x 11.58 Ft

Recreational, Games room 25.92 Ft x 22.33 Ft

2pc Bathroom 7.25 Ft x 4.92 Ft

Dining room 9.50 Ft x 9.50 Ft

Kitchen 12.58 Ft x 15.42 Ft

Office 10.67 Ft x 10.33 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 9.25 Ft x 8.00 Ft

Bedroom 14.58 Ft x 11.00 Ft

Bedroom 11.17 Ft x 10.17 Ft

Primary Bedroom 12.08 Ft x 15.42 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Living room 14.33 Ft x 15.42 Ft

Bonus Room 18.08 Ft x 16.75 Ft