



167 Cranwell Close Calgary Alberta

\$884,900

MINT CONDITION | WALK-OUT | BACKS WALKING PATH | HEATED GARAGE | A/C | ***OPEN HOUSE: Saturday, Sept. 13th, 2 pm - 4 pm *** This stunning executive 2-storey walk-out has great curb appeal, offers over 3,700 sq ft of beautifully maintained living space and backs directly onto a scenic walking path. The main floor boasts 9' ceilings, gleaming maple hardwood floors, and an office with elegant double doors for privacy. The modernized kitchen features stone countertops, soft-close cabinetry with built-in slide-outs, an induction stove, and a convenient walk-through pantry from the mud room. A cozy kitchen nook, a 2-way fireplace enjoyed from both the kitchen and dining area, and a grand living room with a dramatic 2-storey wall of windows overlooking the yard and green space. A large formal dining room completes the main level. Upstairs, you'll be impressed by the open-to-below design and 3 generous bedrooms, each with walk-in closets. The king-sized primary suite is a true retreat with a soaker tub, walk-in shower, and double vanity with stone countertops and undermount sinks. The fully developed walk-out basement offers in-floor heat, a spacious recreation area, two additional bedrooms, and a Jack and Jill bathroom. Notable upgrades include updated shingles (2015), hot water on demand, water softener, high-efficiency 2-stage furnace (2020), central air-conditioning, radon mitigation, upgraded attic insulation in both the house and garage, a heated garage, a chair lift from garage to house, remote control blinds for the primary suite skylight, exposed aggregate driveway, and irrigation in both the front and back yard. Perfectly located on a quiet street, the pathway behind the home leads directly to Cranston K-4 Elementary School and the Bow River Pathway in just 10 minutes. Cranston is a sought-after, well-established community with tranquil walking paths, a vib...

4pc Bathroom 10.42 Ft x 11.58 Ft

Bedroom 11.17 Ft x 14.83 Ft

Den 15.08 Ft x 15.92 Ft

Recreational, Games room 17.75 Ft x 30.00 Ft

Furnace 16.33 Ft x 9.75 Ft

2pc Bathroom 4.92 Ft x 5.83 Ft

Laundry room 7.83 Ft x 14.92 Ft

Living room 17.00 Ft x 14.83 Ft

Office 10.92 Ft x 10.33 Ft

Pantry 5.67 Ft x 9.42 Ft

4pc Bathroom 4.92 Ft x 9.33 Ft

5pc Bathroom 10.50 Ft x 13.50 Ft

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Listing Presented By:



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Breakfast	9.92 Ft x 6.00 Ft	Bedroom	10.58 Ft x 13.00 Ft
Dining room	13.42 Ft x 11.50 Ft	Bedroom	12.58 Ft x 12.58 Ft
Foyer	10.33 Ft x 7.42 Ft	Primary Bedroom	13.58 Ft x 14.92 Ft
Kitchen	15.92 Ft x 14.75 Ft		