



# 266 Cranwell Bay Calgary Alberta

\$749,000

**\*\*SELLERS ARE HIGHLY MOTIVATED AND WILLING TO ACCEPT A REASONABLE OFFER\*\*** Welcome to this beautiful 4 bedroom, 2+3-bathroom two-storey home, perfectly situated on a quiet cul de sac with mature trees that provide both serenity and privacy. The spacious main floor boasts 9' ceilings, a den, and a thoughtfully designed kitchen featuring stainless steel appliances, ample cabinetry, a large island with seating for four, and a functional walk-through pantry leading to the main-floor laundry. Just off the kitchen is a cozy living room with a gas fireplace, perfect to relax and enjoy your favorite book. The bright dining nook overlooks the beautifully landscaped backyard, complete with a spacious deck-perfect for outdoor gatherings or quiet mornings. Upstairs, you'll find a very generous bonus room above the garage, providing additional living space without compromising bedroom sizes. The primary suite offers a 4-piece ensuite and very large walk-in closet, while the two additional bedrooms feature hardwood flooring and share a well-appointed 4-piece bathroom. The fully finished basement has a large rec room, an additional bedroom and a 2-piece bathroom beside the shower/sauna with a private change room, ideal for post-workout relaxation or unwinding after a long day. Additional highlights include: Double attached garage (22' deep) - fits a full-sized truck Central air-conditioning for year-round comfort Walking distance to schools Close proximity to Cranston's ridge, scenic walking paths and the Cranston Clubhouse with a splash park, skate park, tennis courts and skating rink in the winter. This move-in-ready home offers the perfect blend of functionality and charm in a family-friendly community. your favorite Realtor and book your showing today! (id:6769)

1pc Bathroom 8.58 Ft x 11.58 Ft

2pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 12.17 Ft x 10.08 Ft

Recreational, Games room 11.50 Ft x 20.00 Ft

Storage 7.75 Ft x 14.25 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft

Dining room 9.92 Ft x 6.00 Ft

Living room 13.00 Ft x 14.00 Ft

Study 8.75 Ft x 8.83 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 10.17 Ft x 9.92 Ft

Bedroom 8.83 Ft x 11.00 Ft

Bedroom 12.67 Ft x 9.75 Ft

Family room 17.92 Ft x 17.50 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker



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Foyer 10.25 Ft x 7.67 Ft

Kitchen 12.00 Ft x 16.42 Ft

Laundry room 7.92 Ft x 7.33 Ft

Primary Bedroom 12.00 Ft x 14.50 Ft

Other 8.25 Ft x 7.92 Ft