



## 68 Cranfield Gardens Calgary Alberta

\$749,900

Have YOU been looking for a home w/ the perfect floor plan for your family to grow into? With everything on most people's wishlist, with zero maintenance items to replace & TONS of upgrades that you'll love having? I'VE GOT THE ONE FOR YOU! Located on a quiet street steps away from a playground, you'll find 68 Cranfield Grdns. This home has easy-to-maintain front landscaping & as you enter you'll find 18ft ceilings looking into your open floor plan w/ oversized windows at a distance. Beautiful wooden spindles, wall ledges & an arched entryway welcome you. Your living room, kitchen/dining are OPEN CONCEPT making entertaining a breeze! You have hardwood floors + carpet in your living room + your living room is BIG, giving you space for various couch layouts - you have a corner gas fireplace & your kitchen has well-maintained wooden cabinets, a new waterline fridge, stainless steel appliances, incl. a GAS STOVE, garburator & pantry. Your island anchors the room & has space for food prep & an overhang for bar seating. You have pot lights & modern lighting throughout. Built by Cardel Homes, this home used to have dark toupe walls, but both floors have just been painted for a more inviting look. Your dining room seats 6 & you have sliding doors onto your AMAZING backyard. This low-maintenance backyard is an OASIS, w/ a large deck, a lower stone patio, an added BBQ gas line, Rainbird drip irrigation system & a calming 3-tiered stone waterfall. The backyard is quiet & so enjoyable, you'll love having conversations here & hearing the water sounds + your waterfall has a foolproof water recycling system that has no maintenance or winterization required. Inside, your main floor has 9ft ceilings, panel blinds throughout & around the corner, is your guest bath + your laundry/mudroom leading you to your double attached garage (HEATED, insulated, drywalled + painted & has extra ta...

Recreational, Games room 13.50 Ft x 20.33 Ft

Bedroom 9.83 Ft x 12.17 Ft

Other 4.92 Ft x 6.25 Ft

4pc Bathroom 9.33 Ft x 6.25 Ft

Furnace 13.33 Ft x 10.50 Ft

Other 10.67 Ft x 12.92 Ft

Laundry room 5.42 Ft x 8.92 Ft

Primary Bedroom 12.92 Ft x 12.08 Ft

4pc Bathroom 10.50 Ft x 12.08 Ft

Other 6.42 Ft x 4.58 Ft

Bedroom 9.42 Ft x 12.42 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

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

Listing Presented By:



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Dining room 12.17 Ft x 8.50 Ft  
Living room 13.17 Ft x 6.42 Ft  
2pc Bathroom 4.58 Ft x 5.00 Ft

Bedroom 8.92 Ft x 13.33 Ft  
Bonus Room 17.92 Ft x 13.50 Ft