



## 7 Cranfield Crescent Calgary Alberta

\$724,900

OPEN HOUSE SATURDAY NOV. 11/2023 12-3 P.M. ~ 2023 BRAND NEW HOME ~ NEW HOME WARRANTY ~ NEW HIGH-END FINISHES THROUGHOUT ~ NEW STAINLESS STEEL APPLIANCES ~ HUGE WEST-FACING BACKYARD ~ OUTSTANDING LOCATION WALK TO SCHOOLS & THE RESIDENT'S CLUB! Getting a BRAND NEW HOME on this side of Cranston with quick access in and out is VERY RARE! Phenomenally located on a quiet street with mountain views within walking distance to schools, several parks, great shops & restaurants and the always popular resident's only club. Beautifully finished...walk in and discover a good sized den which would make a great office..second living room or play space. Continue through and you'll find a large living room with GAS fireplace OPEN CONCEPT showcasing a well designed kitchen and dining space. Inspiring any chef featuring stone countertops, full-height cabinets, subway tile, stainless steel appliances, a walk-in pantry and a centre island with seating. Large slider doors spill in natural light and lead to the west-facing deck and huge backyard enticing warm weather barbeques. Spend cooler evenings nestled in front of the sophisticated fireplace in the inviting living room where clear sightlines encourage unobstructed conversations. At the end of the day retreat to the primary oasis with plenty of room for king-sized furniture, a walk-in closet and a private ensuite boasting a deep soaker tub and a separate shower. Both additional bedrooms are spacious with easy access to the sleek newly renovated 4-piece main bathroom. Outdoor enthusiasts will love the many river pathways that wind around Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, spray park, skating rink and more. Easily take advantage of the multitude of additional amenities in neighbouring Seton home to the world's largest YMCA, South Health Campus, Cineplex theatre, a variety ...

Living room 12.83 Ft x 16.92 Ft

Family room 12.33 Ft x 17.00 Ft

Kitchen 12.83 Ft x 18.58 Ft

Laundry room 8.75 Ft x 9.08 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.83 Ft x 11.00 Ft

Bedroom 11.17 Ft x 9.50 Ft

Bedroom 9.08 Ft x 11.08 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca