



## 72 Cranwell Green Calgary Alberta

\$924,990

Open house Sat June 28 12-1pm. Impressive Walkout Home with over 3,200 Sq Ft of fully developed Space backing onto Pond with Mountain Views and steps to schools. Welcome to this exceptional walkout home offering over 3,200 sq ft of beautifully finished living space, set on a premium lot backing south onto a peaceful pond with lovely mountain views. Located just a 2-minute walk to the elementary school and under 8 minutes to the middle school, this is a rare find in an ideal family oriented location. Step inside to discover a bright and open layout with 9' ceilings, rich hardwood floors, upgraded lighting, and a welcoming living area anchored by a gas fireplace. Perfectly positioned windows frame the lush pond and garden views, bringing the outdoors in and filling the space with natural light. The private home office is ideal for remote work, while the open-concept design flows seamlessly into a perfectly placed dining room poised to host many memorable dinners with friends and a beautifully appointed kitchen. The kitchen is a true standout featuring upgraded French maple cabinetry, sleek quartz countertops, newer professional grade appliances, a large corner pantry, and expansive prep and storage space perfect for home cooks and entertainers alike. Completing the main level is a stylish two-piece powder room with designer touches, a modern and functional mudroom that includes a newer washer and dryer, and provides direct access to the oversized insulated double garage complete with a 220V outlet for EV charging. Upstairs, the primary suite is a peaceful retreat with large windows overlooking the pond, a walk-in closet, and a luxurious ensuite with comfort height dual vanities, a soaker tub, and a separate shower. Two additional bedrooms offer generous closet space and share a modern 4-piece bath. A bright, vaulted bonus room provides the perfect spot for family m...

4pc Bathroom 4.92 Ft x 8.50 Ft

Bedroom 13.25 Ft x 11.17 Ft

Recreational, Games room 20.67 Ft x 26.17 Ft

2pc Bathroom 4.17 Ft x 4.83 Ft

Dining room 10.75 Ft x 11.17 Ft

Kitchen 18.33 Ft x 12.58 Ft

Office 11.25 Ft x 9.92 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

5pc Bathroom 10.67 Ft x 11.33 Ft

Bedroom 12.00 Ft x 10.17 Ft

Bedroom 12.00 Ft x 10.33 Ft

Bonus Room 18.00 Ft x 14.00 Ft

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Listing Presented By:



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Laundry room 6.58 Ft x 10.92 Ft

Primary Bedroom 15.92 Ft x 19.50 Ft

Living room 16.00 Ft x 15.08 Ft