



## 9 Cranwell Crescent Calgary Alberta

\$744,000

Welcome to this meticulously maintained, beautifully upgraded detached home in the sought-after community of Cranston measuring in with over 2500 SF of livable area! Boasting high-end finishes throughout and featuring a brand-new illegal basement suite with a separate entrance, this home offers both luxury and incredible investment potential. Step inside and you will immediately feel an abundance of joy and harmony, balance and peace. You will enter into a bright and open main floor with hardwood flooring and modern finishes throughout. The chef's kitchen is a true showpiece, featuring quartz countertops, high-end stainless steel appliances, a large center island, and a spacious corner pantry. The living room is the perfect gathering spot, complete with a cozy gas fireplace (with blower motor) and large windows that flood the space with natural light. A dedicated dining area, powder room and laundry complete the main floor. Upstairs, the large bonus room is pronounced with many windows and 9 foot-ceilings, and also shaded by mature aspen trees along the driveway. The perfect combination of light and shade. The luxurious primary bedroom offers a relaxing retreat with a walk-in closet and a newly renovated 4-pc en-suite featuring dual vanities and modern lighting, large cararra style tiles, a rain shower head and a niche in the glass-enclosed shower! As well as custom cabinetry and matching vinyl flooring - this bathroom is top tier. Two additional generously sized bedrooms, both comfortably fitting queen beds, can be found on this floor, and another 4 pc bath that services these two bedrooms. The newly developed illegal basement suite, complete with a separate covered walk-up entrance, a spacious bedroom, a full bathroom, and a bright living area, offers exceptional value and flexibility! Use it as a mortgage helper - either as a turn key AirBNB or become a landlord...

2pc Bathroom 4.50 Ft x 5.58 Ft

Dining room 12.00 Ft x 7.67 Ft

Kitchen 12.33 Ft x 11.33 Ft

Laundry room 8.67 Ft x 5.58 Ft

Living room 12.67 Ft x 13.92 Ft

4pc Bathroom 5.50 Ft x 7.92 Ft

Bedroom 10.25 Ft x 9.83 Ft

Bedroom 9.00 Ft x 11.92 Ft

Bonus Room 18.00 Ft x 14.08 Ft

Primary Bedroom 14.33 Ft x 12.17 Ft

3pc Bathroom 10.50 Ft x 4.92 Ft

Bedroom 10.50 Ft x 11.42 Ft

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

4pc Bathroom 8.67 Ft x 7.92 Ft

Recreational, Games room 12.92 Ft x 24.67 Ft