



# 177 Cranfield Manor Calgary Alberta

\$630,000

Welcome to this absolutely STUNNING family home located in the amazing southeast community of Cranston. It shows top quality craftsmanship and absolute pride of ownership! This fantastic community has 4 great schools just steps down the road, lots of parks, walking trails, local shopping, and easy access to Stoney Trail , Deerfoot and the South Health Campus Hospital. This immaculate 4 Bedroom, 3.5 Bathroom is fully finished, situated on a QUIET street that backs onto a green space, with a spacious west facing exposure. It has a brand new composite deck, a huge yard which is great for the kids to play and enjoy those family evening backyard fires! From the moment you walk in you are welcomed with a front foyer open to the living space, showing off NEW vinyl plank flooring throughout the main floor. Enjoy the perfectly laid out open concept kitchen that has beautiful wood cabinets, stunning new granite counters, spacious eat-in island, large pantry, and stainless appliances. The living area includes a Stone gas fireplace with a booster fan for those chilly winter days, a gorgeous wood mantle and huge windows overlooking the spacious backyard! Just a few steps down you will find a 2 piece bathroom tucked away for privacy, the mudroom/laundry area and the attached HEATED DOUBLE GARAGE. The beautiful rod iron staircase leads you up to the second floor where you will find the LARGE primary bedroom. This generous sized room comes with amazing mountain views, a custom 4 piece en-suite with granite counters, large shower, jetted tub, walk-in closet and a skylight that provides ample amounts of natural light! Two more good sized bedrooms, a 4 piece main bathroom and hallway linen closet finish off this floor. The professionally finished basement has a 4th large bedroom, an amazing family room for all your family entertaining needs, a second gas fireplace and 3 piece bathro...

Primary Bedroom 12.25 Ft x 12.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.25 Ft x 9.25 Ft

Bedroom 12.50 Ft x 8.33 Ft

4pc Bathroom Measurements not available

Recreational, Games room 20.00 Ft x 14.67 Ft

3pc Bathroom Measurements not available

Kitchen 11.42 Ft x 11.58 Ft

Family room 12.75 Ft x 14.75 Ft

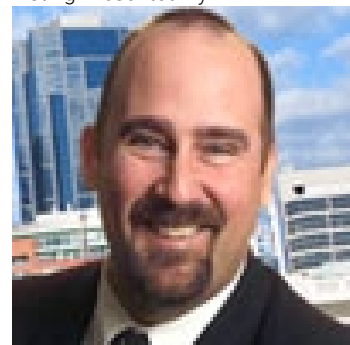
Dining room 5.83 Ft x 7.67 Ft

2pc Bathroom Measurements not available

Laundry room 5.42 Ft x 8.17 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 9.75 Ft x 10.58 Ft