

**91 Cranwell Common SE**  
**Calgary, Alberta**

**MLS # A2218034**



**\$750,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Storage, Walk-In Closet(s)		

**Inclusions:** desk in the office, white shelves throughout the house, shed

Welcome home to this immaculate home in a prime location! VERY close to schools, transit, shopping, Hospital, YMCA, VIP theatre, gyms, restaurants, walking paths and the river and so much more! As you enter this home you are greeted with beautiful engineered hardwood floors throughout most of the main floor and as you make your way to the kitchen you will LOVE the quartz countertops, mosaic tiled backsplash, appliances all replaced within the last 5 years, walkthrough pantry, kitchen island and lots of cabinet and counter space to work with! The eating area has plenty of natural sunlight as well as the living room that also features a gorgeous stone surround fireplace with a mantle. The main floor also has a den with a built in desk at the front of the house, a half bath and a mud room with garage access! The upper level is awesome and has a great bonus room, BRAND NEW carpet with premium underlay (2025), a primary bedroom with a full ensuite bathroom with matching countertops to the main floor and a walk in closet. There is also 2 additional bedrooms and another full bathroom for the kids upstairs! If that wasn't enough there is ALSO a professionally developed basement with a 4th bedroom, another full bathroom with a rain shower and floor to ceiling tile and an awesome rec room area! Other amazing features to appreciate here are the central A/C, GORGEOUS yard with lots of trees, comfort height toilets throughout, newer hot water tank (2022) upgraded lights, stamped concrete patio, prime location close to everything and so much more! This one is a must see!