

# **\$710,000 - 176 Cranwell Crescent Se, Calgary**

MLS® #A2215351

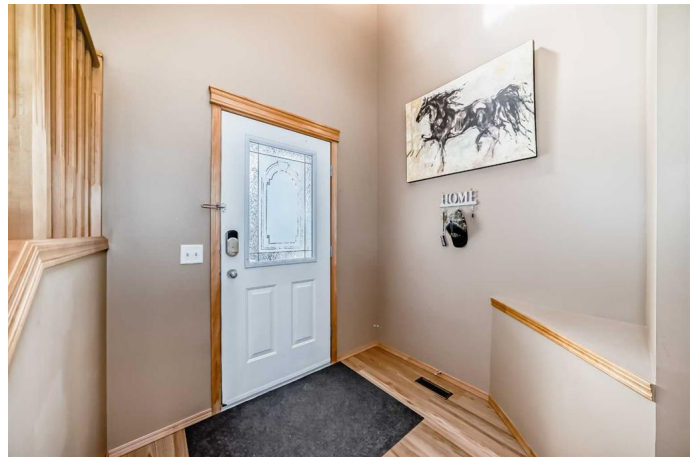
**\$710,000**

4 Bedroom, 3.00 Bathroom, 1,745 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to your new home in Cranston! Perfectly located on a quiet street and very close to lots of the areas amenities and walking paths on the ridge! As you enter this home you will love the open floor plan and use of space. The kitchen is the focal point of the main floor and features granite countertops and backsplash, kitchen island with room for stools, corner pantry, stainless steel appliances, upgraded lights and plenty of cabinet and counter space. Beside the kitchen is a generous eating area and a living room with a corner gas fireplace and loads of natural light and views to the back yard! The main floor is completed with a half bathroom, laundry, mudroom with access to the double front attached garage! As you head upstairs you will love the awesome bonus room and the primary bedroom with a walk in closet and full ensuite bathroom. There are also 2 additional bedrooms and another full bathroom for the kids! The basement is 90% complete (just needs the bathroom to be completed) and it has a 4th bedroom and a great rec room! Other features you will appreciate here are Central A/C, awesome location, huge double tiered back deck in the yard, loads of trees for privacy, recent shingles on the roof, fully landscaped and beautiful yard and the proximity to the YMCA, VIP Theatre, gyms, shopping, restaurants and shops, hospital, deerfoot and stoney trails and so much more! Come and have a look!



Built in 2002

## Essential Information

MLS® #	A2215351
Price	\$710,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	176 Cranwell Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1G4

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Level, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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