

\$865,000 - 136 Cranwell Crescent Se, Calgary

MLS® #A2257125

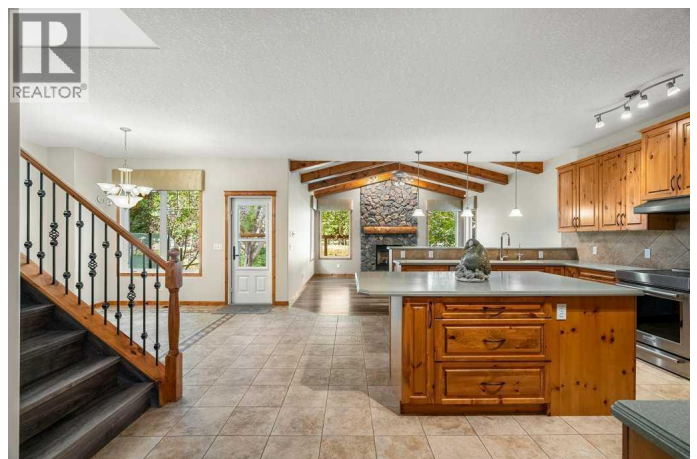
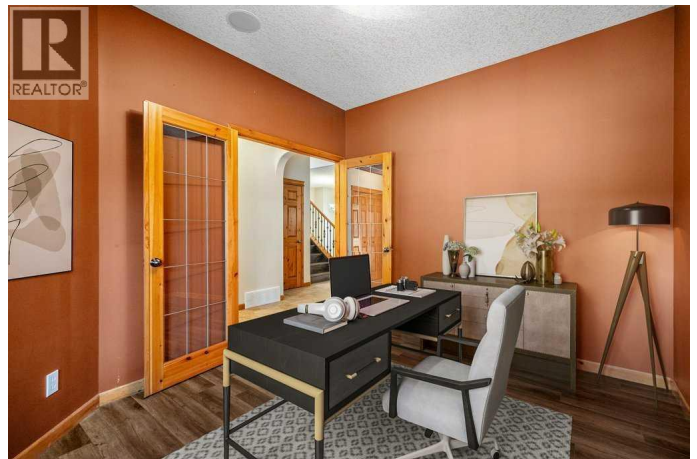
\$865,000

4 Bedroom, 6.00 Bathroom, 2,384 sqft

Single Family on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to this expanded Beatie Homes Alpine 4 modified – a larger, wider-plan home built in 2004 and finished to a very high standard. With just under 3,500 square feet of developed space including the fully developed basement, the layout delivers generous living and entertaining spaces and backs onto green space, a playground and a pathway. The exposed front drive and north-facing backyard provide privacy and easy outdoor access. The main floor showcases Corian counters, above-cabinet lighting, tiled entry and 9' knockdown ceilings. The open kitchen features extended-height cabinetry, a corner pantry, banks of drawers, a center island with storage, tiled backsplash and brand-new appliances including a Samsung refrigerator, KitchenAid slide-in induction cooktop range, Samsung dishwasher, and a new range hood. , r/o water system. The living room includes vaulted ceiling with wood beams, a floor-to-ceiling stone gas fireplace with log mantle, built-in bookshelves, LVP flooring and integrated speakers. Additional main-floor spaces include a front den with LVP (2020), a mudroom with laundry, broom/book storage closets, a 2-piece bath and a double attached garage with a new garage door. Exterior and entry updates include a new front door, new rear door and new shingles (2023); eaves with guards were replaced in 2024. The upper level features extra-wide staircases (renovated 2020) and LVP throughout (2020). The primary suite offers a vaulted ceiling, window bench seating,



built-ins, walk-in closet and a tiled 5-piece en-suite with his-and-her sinks, an air tub and jetted and a steam shower. All toilets and shut-off valves were replaced last year. Two additional large bedrooms connect via a Jack-and-Jill bath with separate private sinks and a shared central bath and water closet. Built-ins within the walk-in closets and upstairs linen storage complete the level. The fully finished lower level (builder developed) provides LVP flooring, 9' knockdown ceilings and a large recreation room anchored by a second stone gas fireplace (renovated 2020) with built-in cabinetry, speakers and shelving. The lower level includes a 4th bedroom/office, a tiled 3-piece bath, an enclosed exercise area and a service/storage room that houses two brand-new hot water tanks, Kolher Konnect water monitoring system installed in October 2024 and a recirculating pump as an added feature. Mechanical upgrades include two forced-air furnaces, two A/C units, a water softener and a newly installed built-in vacuum system. Exterior living spaces include an exposed patio, a lower concrete pad with pergola, irrigation, mesh fencing, an exposed sidewalk (2018) and a BBQ gas line with direct access to the adjoining park and playground. Located in the family-friendly community of Cranston, the home is within walking distance to Cranston School and near Dr. George Stanley and Christ the King schools. (id:6289)

Built in 2003

Essential Information

Listing #	A2257125
Price	\$865,000
Bedrooms	4
Bathrooms	6.00
Half Baths	3
Square Footage	2,384

Acres	0.10
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	136 Cranwell Crescent Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M1G4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Exposed Aggregate
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Freezer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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