

99 Cranwell Close SE
Calgary, Alberta

MLS # A2215906

\$839,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,987 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator		

This fully developed walkout is LOADED with upgrades, improvements and extras. Prime location in a estate like setting, backing a park and playground, close to schools and shopping. Pride of ownership will be immediately evident from the time you turn the latch of the heavy Ferco front door. Highly conscientious and detailed ORIGINAL OWNERS have raised their kids here with pride and have maintained the property obsessively. Updated and upgraded throughout, exceptional condition, move in ready. 8KW solar array keeps the power bills cheap! Come and see for yourself... it shows even better than the photos.