780-832-2317
crotar@grassrootsrealtygroup.ca

136 Cranwell Crescent SE
Calgary, Alberta

MLS # A2257125

$880,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	4	**Baths:**	3 full / 3 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement fridge, cabinets, wine rack, TV, mount, stand, speakers and receiver. All built in speakers, all attached shelving, Kolher Konnect water monitor, security camera, alarm system un-monitored.

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, Corian sinks, 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.

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