

123 Cranwell Close SE  
Calgary, Alberta

MLS # A2266472

**\$799,000**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                       |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | 2 Storey                                       |               |                   |
| <b>Size:</b>     | 1,976 sq.ft.                                   | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4                                              | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                         |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cul-De-Sac, Landscaped, See Remarks |               |                   |

|                    |                                                              |                   |     |
|--------------------|--------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Linoleum                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame                                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, See Remarks |                   |     |

**Inclusions:** Built -in - BBQ station

OPEN HOUSE 1:30 pm - 4 pm Saturday the 25th! GORGEOUS Jayman Master Built WALK OUT 2 STORY HOME located on the quiet street, back to green space with extensive upgrades! Functional main floor plan has living room, dining room, family room and kitchen with plenty of marble countertops. large kitchen island with bookcase. Upstairs you will find the Huge Master Bedroom with walk-in closet, large ensuite with soaker tub. The other 2 are good-sized bedrooms and another 4pc bathrooms. The fully finished walkout features a 2nd fireplace, a bedroom, 4 pc bathroom, flex room and large rec room with a door to the nicely landscaped yard complete with Built-in BBQ Station. Recent Years Upgrades have been over \$60,000 include: All new kitchen appliances, Hardwood floor thru upper level and Spec floor in basement, New AC unit, upgrades of deck & yards etc. Close to schools, transit, hospital, shopping, Minutes to the Ridge, easy access in and out of the community.