

**9 Cranwell Place SE
Calgary, Alberta**

MLS # A2161840



\$820,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Exceptional value in this well-maintained, renovated home! Features include an impressive 17-foot high ceiling in the front foyer and living room, along with an open-to-above ceiling in the family room. This beautiful two-story family home boasts 3 bedrooms on the second floor, 1 bedroom in the basement, a den/office on the main floor, and 4 bathrooms. Situated on a large, beautifully fenced lot in a quiet cul-de-sac, this home is conveniently located near schools, walking paths, and a playground. Upon entering, you are greeted by the bright foyer that opens to the inviting living and dining rooms. The family room features a lovely gas fireplace with a stone surround and large windows that flood the space with natural light, offering a view of the picturesque backyard. The spacious, renovated kitchen includes granite countertops, a corner pantry, and ample cabinet space for family gatherings. It seamlessly connects to the dining nook and family room. Additionally, there is a conveniently located main floor laundry. The second floor features a large master bedroom with a 4-piece ensuite and a walk-in closet, along with a 4-piece main bathroom and two additional generously sized bedrooms. The fully developed basement offers a recreational room, a 4th bedroom, and another 4-piece bathroom. Recent upgrades include luxury vinyl plank flooring on the main and second floors, a new fridge and dishwasher, fresh paint (2024), and a finished garage. This is a fantastic property in a wonderful location, close to all amenities!