

93 Cranwell Place SE
Calgary, Alberta

MLS # A2289235



\$925,000

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|------------------|---|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,559 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, City Lot, Landscaped, Lawn, Pie Shaped Lot, Treed | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |

Inclusions: Pool Table, Hot Tub, Shelving/Workbench Garage, TV Wall Mount Living Room, Outdoor Shed, Bar fridge (wet bar)

Rare opportunity to own a beautifully designed walk-out bungalow on an expansive, tree-lined pie-shaped lot (over 630 m2) with a coveted southwest-facing backyard. Offering nearly 3,000 sqft of developed living space, this thoughtfully designed home blends exceptional functionality, natural light, and effortless everyday living. Impressive curb appeal welcomes you with a heated, attached double garage and inviting front entry. The elevated main level spans approximately 1,559 sqft and showcases vaulted ceilings, rich Brazilian cherry hardwood flooring, and a bright open-concept layout. The spacious living room, anchored by a gas fireplace, flows seamlessly into the kitchen and breakfast nook, creating a warm and connected space ideal for both entertaining and daily life. The well-appointed kitchen features Thermador stainless steel appliances, a 5-burner gas range, maple cabinetry, granite countertops, a generous corner pantry, and a sit-up island. A separate formal dining room with built-in hutch niche provides flexibility for hosting and special occasions. The primary retreat offers new plush carpeting, a large west-facing window, and a striking three-way gas fireplace shared with the spa-inspired ensuite, complete with jetted soaker tub, separate shower, and walk-in closet. A second bedroom or ideal home office, full bathroom, and convenient laundry/mudroom with Electrolux washer and new dryer (2025) and direct garage access complete the main level. The heated garage includes epoxy flooring, built-in shelving, and a workbench. Additional features of this home include central air conditioning and a new roof (2020). The fully finished walk-out level expands your living space with a large recreation area, family room with gas fireplace, and custom solid maple entertainment built-ins. Oversized windows and patio sliding doors allow

natural light to pour in. Two additional versatile bedrooms provide space ideal for guests, teens, or fitness room and are privately positioned alongside a full bathroom with heated floors. A spacious mechanical with new hot water tank (2024), and storage room adds valuable functionality. Step outside to your private Southwest-facing backyard oasis on this rare oversized pie lot, complete with mature trees, planter boxes, multizone irrigation, expansive patio, a standalone wood-burning fireplace, and hot tub (serviced December 2025). The setting offers both privacy and exceptional space for summer entertaining. Situated on a quiet cul-de-sac just steps from pathways, parks, shopping, and amenities, residents also enjoy access to the Cranston Residents Association with year-round programs, events, tennis courts, outdoor rink, and community facilities. This home presents a lifestyle opportunity rarely available, ideal for those seeking the ease of single-level living with additional room for family and guests, or downsizers who still value space for entertaining. Book your private showing today!