

6 Cranwell Link SE Calgary, Alberta

MLS # A2310764



\$739,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,127 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, No Back Lane, Treed, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Basement Projector, Screen, Speakers, Receiver, Pool Table, Couch - Outside Shed

Welcome to this ideally located, meticulously maintained Cranston gem. It is close to Elementary and High Schools, the Community Shopping Center, and the South Calgary Health Campus Hospital. This home is perfect for a family looking to grow and raise children in this wonderful community. From the moment you enter this home, you instantly feel the warmth and pride of ownership. The floor plan has a natural flow between the rooms. Off the entry, a versatile flex room awaits, ideal as a home office or for special gatherings. Next, step into the heart of the home: a large kitchen opens to the dining area and a spacious living room with a gas fireplace and a television nook. Upstairs, you'll find three bedrooms and a bonus room, great for game nights or a kids' play zone. The primary bedroom provides a peaceful escape with a walk-in closet and a four-piece ensuite. The lower level enhances entertainment. Enjoy family movie nights or watch the big game on the Home Theatre, which features a 92-inch Projection Screen and a powerful 6-speaker sound system. Or you can enjoy the 4x8 pool table, also included with the home. Also in the basement area, find the home's fourth bedroom and a bathroom with a heated floor and a large walk-in shower. Stepping outside, the oversized corner lot shines with a fantastic deck and a sprawling, beautifully kept yard. This space, which also includes outdoor speakers, is ideal for barbecues, entertaining, or just relaxing while letting kids or pets play. A couple other nice features of the home are central air conditioning, underground sprinklers and the oversized double attached garage that allows you to be able to park 2 vehicles in and even have storage space. This home is turn-key and ready for the next family to make it their own. If you've been searching for a community to put down roots in a home cared for like no other, come see

this Cranston treasure. It will welcome you with open arms.