



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

151 Cranwell Close SE  
Calgary, Alberta

MLS # A2262606



**\$780,000**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                                             |               |                   |
| <b>Size:</b>     | 2,388 sq.ft.                                                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 5                                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Insulated                          |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Treed |               |                   |

|                    |                                                                                                                                        |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, 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>   | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** Outdoor Shed, Floor Safe & Shelves in laundry room

WELCOME to this large 5 bed/3.5 bath family home, backing onto a playground & the pathway system, on a beautiful quiet street in the lovely mature community of Cranston! With over 3200 sq.ft of developed space there is plenty of room for a family to grow into! Walking into the open foyer, you'll appreciate the thoughtful layout of the home. The spacious living room features a lovely bay window overlooking the quiet street. The airy open concept kitchen/dining area is perfect for the gourmet chef in your home. Features include a large island w/lots of storage, new appliances (LG fridge, Samsung electric range/microwave hood fan/dishwasher), dedicated dining area & large windows all along the back wall, flooding the area with natural light, ideal for entertaining. The generously sized family room features a gas fireplace with mantle & built in media unit and storage. Off the dining room you'll find a spacious 3 season sun room, & large composite deck with glass railing, perfect for unwinding at the end of a long day. The backyard features a fire pit area for smores in summer, plenty of grass for your kids & fur babies alike to run around and backs onto a lovely playground & pathway system that runs through the community. A main floor office with French doors is a quiet space to work from home. The powder room & mudroom w/built in storage complete the main level. Upstairs, the bright primary suite features a large walk in closet and the 5 pc ensuite with a double vanity w/plenty of storage, a soaker tub & glass fronted shower. Three additional spacious bedrooms & a 4 pc bath complete the upper level. The finished lower level features a huge recreation room for kids to play, a good sized 5th bedroom & 3 pc bath. The family forward community of Cranston has it all! Walking & biking pathways wander through the area, with easy access to Fish Creek Park & the Bow

River, known for it's world class fly fishing. Playgrounds & parks abound throughout, and Century Hall features great ongoing community events such as pop up markets & exercise classes. This amenity rich neighbourhood has great schools, plenty of shops, services & restaurants, plus a quick drive to Seton for movie theatres, more shopping & restaurants and the South Calgary Health Campus. Quick access to both Stoney Trail & Deerfoot Trail make commuting a breeze. Book your showing today!