

# \$709,000 - 89 Cranwell Green Se, Calgary

MLS® #A2242085

**\$709,000**

4 Bedroom, 4.00 Bathroom, 2,130 sqft  
Residential on 0.12 Acres

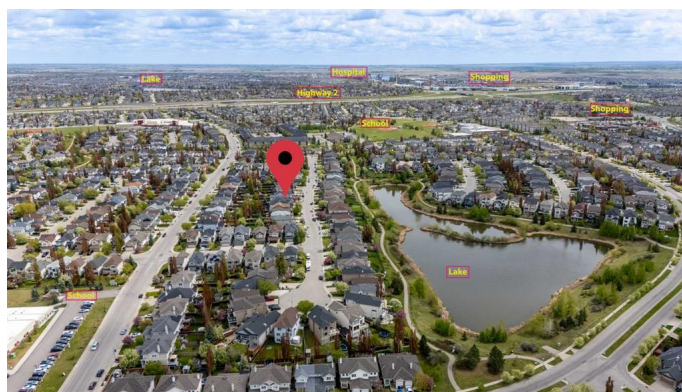
Cranston, Calgary, Alberta

Welcome to this beautifully maintained two-story detached home in the sought-after community of Cranston SE, Calgary! Ideally located just steps from scenic walking paths, green space, and a tranquil pond, this home sits on one of the longest lots in Cranston, offering abundant outdoor space, mature trees, and a full-width private deck, perfect for summer evenings.

Enjoy the convenience of nearby schools, shopping, and easy access to Stoney Trail, all while relaxing in the comfort of a fully air-conditioned home. The double front attached garage and ample street parking provide practicality, while thoughtful upgrades enhance every corner of the home.

Step inside to a bright and functional main floor featuring a main-floor office, ideal for working from home, alongside hardwood flooring, a cozy corner fireplace, and a well-sized living and dining area. The kitchen offers newer countertops, stainless steel appliances, a corner pantry, and a convenient upgraded laundry room.

Upstairs, the primary bedroom retreat includes a spacious 4-piece ensuite with a soaking tub and standing shower, and a large walk-in closet. Two additional bedrooms share a full bathroom, Upstairs also has a bonus room which is exceptionally spacious and bright. The professionally developed basement features a large rec room with pot lights and fireplace, an additional bedroom, a second office, and a shared bathroom, ideal for guests



89 Cranwell Green SE, Calgary, AB

1st Floor Exterior Area 1120.36 sq ft  
Interior Area 1042.00 sq ft



0 4 8 ft

PREPARED: 20250522

White regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

or extended family.

Additional upgrades include a water softener, built-in sound system, Air Conditioner, media niche, modern railing, and more. This home is truly immaculate and move-in ready.

Don't miss your chance to own this exceptional property in one of Calgary's most desirable communities. Book your private showing today!

Built in 2006

### **Essential Information**

MLS® #	A2242085
Price	\$709,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	89 Cranwell Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0B2

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features None

Lot Description Back Yard, Landscaped, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 22nd, 2025

Days on Market 12

Zoning R-G

HOA Fees 195

HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX First

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