

# \$924,990 - 72 Cranwell Green Se, Calgary

MLS® #A2233265

**\$924,990**

4 Bedroom, 4.00 Bathroom, 2,230 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Open house Sat June 28 12-1pm. Impressive Walkout Home with over 3,200 Sq Ft of fully developed Space backing onto Pond with Mountain Views and steps to schools.

Welcome to this exceptional walkout home offering over 3,200 sq ft of beautifully finished living space, set on a premium lot backing south onto a peaceful pond with lovely mountain views. Located just a 2-minute walk to the elementary school and under 8 minutes to the middle school, this is a rare find in an ideal family oriented location. Step inside to discover a bright and open layout with 9'™ ceilings, rich hardwood floors, upgraded lighting, and a welcoming living area anchored by a gas fireplace. Perfectly positioned windows frame the lush pond and garden views, bringing the outdoors in and filling the space with natural light. The private home office is ideal for remote work, while the open-concept design flows seamlessly into a perfectly placed dining room poised to host many memorable dinners with friends and a beautifully appointed kitchen. The kitchen is a true standout featuring upgraded French maple cabinetry, sleek quartz countertops, newer professional grade appliances, a large corner pantry, and expansive prep and storage space perfect for home cooks and entertainers alike. Completing the main level is a stylish two-piece powder room with designer touches, a modern and functional mudroom that includes a newer washer and dryer, and provides direct access to the oversized



insulated double garage complete with a 220V outlet for EV charging. Upstairs, the primary suite is a peaceful retreat with large windows overlooking the pond, a walk-in closet, and a luxurious ensuite with comfort height dual vanities, a soaker tub, and a separate shower. Two additional bedrooms offer generous closet space and share a modern 4-piece bath. A bright, vaulted bonus room provides the perfect spot for family movie nights or a quiet reading nook. The walkout basement has been professionally developed with estate level finishings including 9â€™™ ceilings, plush carpeting, and modern trim. This level features a spacious recreation room, an additional bedroom with walk-in closet, a full 3-piece bath, and plenty of storage. Enjoy outdoor living in the sunny south-facing backyard oasis, complete with mature landscaping, a large patio, and gas BBQ hookup perfect for relaxing evenings or weekend entertaining. While taking it all in donâ€™™t forget to notice the upgraded lighting, newer roof shingles (2023), newer blinds, a newer hot water tank, and a radon mitigation system for added peace of mind. This home combines pride of ownership with thoughtful upgrades in a serene, sought after setting just minutes from Fish Creek Park, athletic fields, a outdoor chilled skating rink, with its own Zamboni, shopping, and quick access to the new ring road. This home is Truly move in ready and a must to see! Call today!

Built in 2006

**Essential Information**

MLS® #	A2233265
Price	\$924,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,230
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	72 Cranwell Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0B2

### **Amenities**

Amenities	Dog Park, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Other
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden,

Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Secluded, See Remarks, Street Lighting, Treed, Views, Yard Drainage

Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Capital Realty
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