

# \$764,900 - 78 Cranwell Common Se, Calgary

MLS® #A2230219

**\$764,900**

4 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Beautifully renovated home with A/C, bonus room, and just steps to 3 top-rated schools (CBE & Catholic). Updated 5 years ago incl. new roof. Main floor features vinyl plank flooring, modern cream kitchen with granite counters, sit up island, pantry & stainless appliances. Dining area opens via oversized 3 panel patio doors to a west-facing 2-tier deck with metal gazebo, mature Scandinavian trees & dog run. Back inside, large Living room with corner fireplace, mantle and remote controlled blinds. A colourful powder room and laundry area complete this level. Upstairs offers a spacious bonus room with high ceilings and beautiful built in shelves. The primary suite also has remote controlled blinds with 5-pc ensuite & walk-in closet, 2 more bedrooms & full family bath complete this level. The finished basement with family/rec room, large 4th bed with sleek cabinets, modern bright bath & the mechanical room has a new hot water tank., fully serviced furnace and storage.

Close to shopping, Stoney & Deerfoot. Enjoy Cranston's parks, paths, & community amenities!

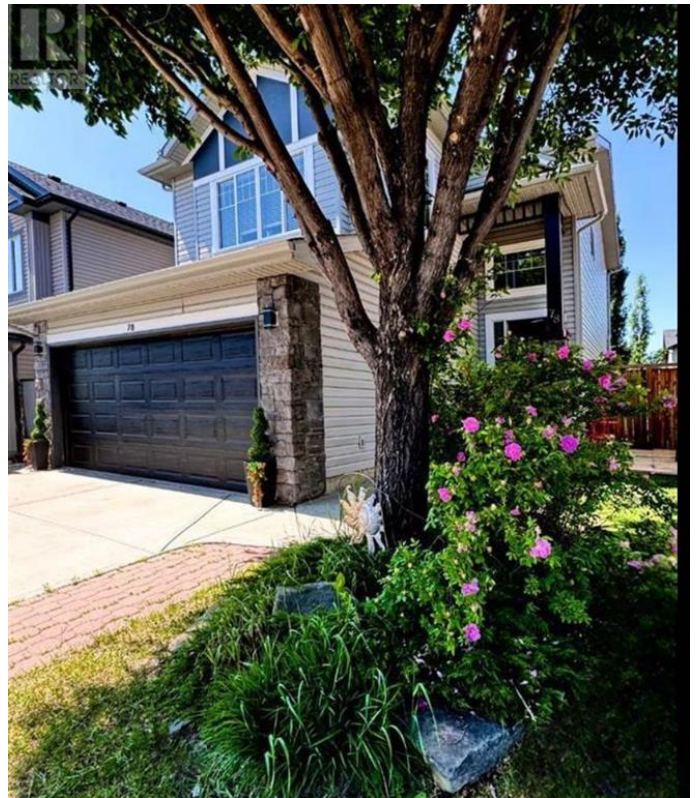
Built in 2007

## Essential Information

MLS® # A2230219

Price \$764,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,886
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	78 Cranwell Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J4

### Amenities

Amenities	Clubhouse, Fitness Center, Park, Party Room, Picnic Area, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Circulating
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Dog Run, Storage
Lot Description	Back Yard, Dog Run Fenced Level, Rectangular Lot, Street
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	19
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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