

# \$774,900 - 78 Cranwell Common Se, Calgary

MLS® #A2230219

**\$774,900**

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!

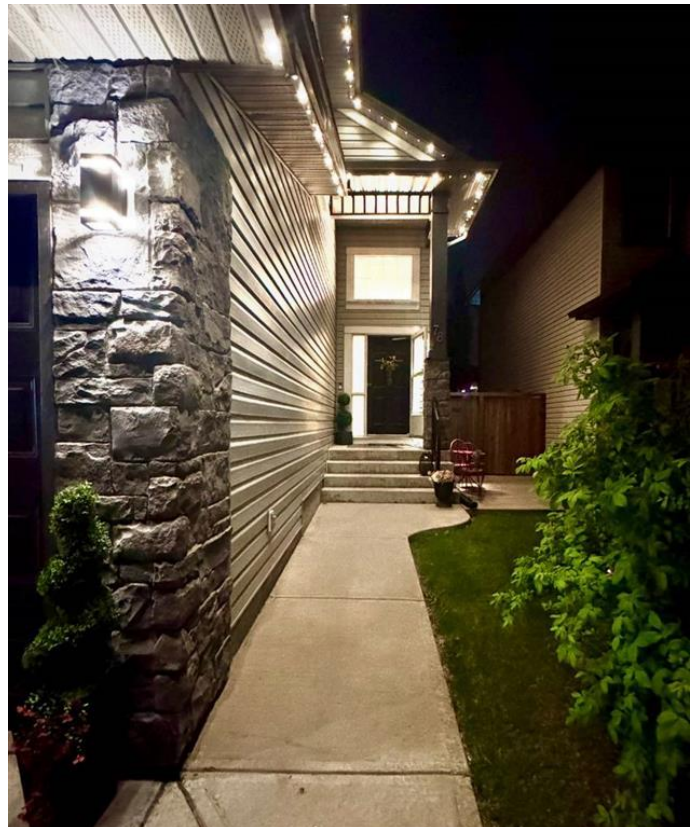
Built in 2007

## Essential Information

MLS® # A2230219

Price \$774,900

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 | 4               |
| Zoning         | R-G             |
| HOA Fees       | 195             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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