

# \$830,000 - 151 Cranwell Close Se, Calgary

MLS® #A2235608

**\$830,000**

5 Bedroom, 4.00 Bathroom, 2,409 sqft

Residential on 0.13 Acres

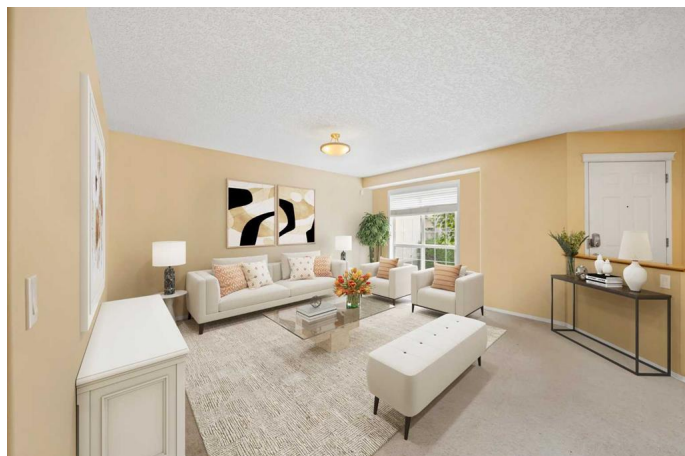
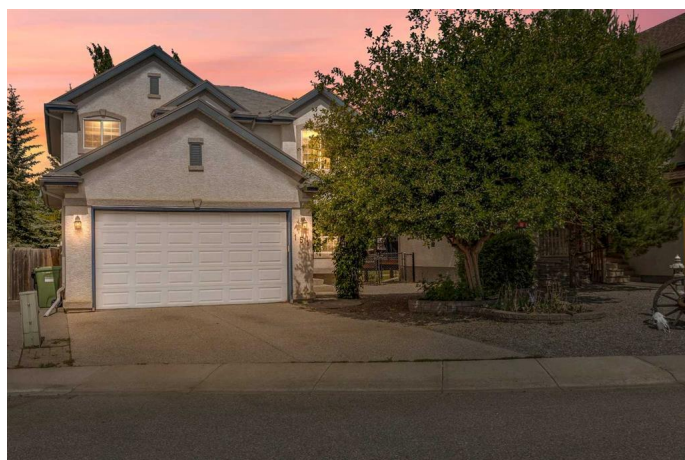
Cranston, Calgary, Alberta

NEW PRICE! Reduced \$20,000!! Welcome to your new home in the Desirable community of Cranston! Built in 2001 and perfectly situated on a prime lot backing onto a peaceful green space with walking paths and a playground—just a short stroll from the local primary school. This beautifully maintained and spacious home offers over 3,500 sq ft of developed living space, featuring 5 bedrooms and 3.5 bathrooms.

The spacious, well-designed kitchen, where friends and family can gather around the large island is perfect for casual meals, entertaining, or simply enjoying time together. The kitchen appliances, as well as the washer and dryer, have been recently upgraded, adding modern convenience and value.

With multiple living areas—including a formal living room, cozy family room with fireplace and built in cabinet, main floor den, large rec room in the fully developed basement, and a bright 3-season sunroom—there's space for everyone to relax or work from home. The home is flooded with natural light with an abundance of windows and you can even catch mountain views on clear days.

Durable galvanized steel shingles (installed in 2013) come with a transferable 50-year warranty, so you never need to worry about hail. Additional highlights include an insulated and drywalled garage, exposed aggregate driveway and sidewalks, a fully fenced and landscaped yard, and an 8'™x10'™ shed for extra storage.



Don't miss this exceptional opportunity to own in one of Cranston's most desirable locations!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235608    |
| Price          | \$830,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,409       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 151 Cranwell Close Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M1A9                |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Playground, Recreation Facilities, Park                                                          |
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Enclosed, Front Drive, Garage Faces Front |
| # of Garages   | 2                                                                                                |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Windows, Walk-In Closet(s), Closet Organizers, French Door, Laminate Counters                                                                         |
| Appliances      | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer, Garburator, Water Softener |
| Heating         | Forced Air, Natural Gas, Fireplace(s)                                                                                                                 |
| Cooling         | None                                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                                   |
| # of Fireplaces | 1                                                                                                                                                     |
| Fireplaces      | Gas, Family Room, Mantle, Oak, Tile                                                                                                                   |
| Has Basement    | Yes                                                                                                                                                   |
| Basement        | Finished, Full                                                                                                                                        |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Rain Gutters, Storage                                                                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Treed, Irregular Lot |
| Roof              | Metal                                                                                                                 |
| Construction      | Wood Frame, Stucco                                                                                                    |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 87              |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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