

# \$710,000 - 13 Cranwell Court Se, Calgary

MLS® #A2214033

**\$710,000**

3 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Nestled on a serene cul-de-sac, this beautifully maintained 2-storey home offers the perfect mix of comfort, style, and convenience. Located just steps from scenic pond pathways, top-rated schools, and the breathtaking ridge overlooking Fish Creek Park, this property boasts a location that's second to none. Highlights of the Home include the exceptionally welcoming main floor. Step through the spacious foyer into the open-concept main floor, filled with natural light thanks to large windows throughout. The well-appointed kitchen features a center island, quartz counters, corner pantry, a touchless faucet, and a garburator for added convenience. The kitchen flows seamlessly into the living room, where a gas fireplace creates a cozy ambiance, and the dining area is perfect for hosting family and friends. Step outside to your private deck and fully fenced and beautifully landscaped backyard, ideal for outdoor gatherings. A 2 piece bathroom, convenient main floor mudroom with laundry finish off this floor. Head upstairs to discover a sunlit bonus room with mountain views and vaulted ceilings, perfectly suited for family movie nights or as a playroom. A tranquil primary retreat features a walk-in closet and a 4-piece ensuite, providing the perfect space to unwind. Two additional bedrooms and a second full bathroom complete the upper level, offering plenty of flexibility for growing families or guests. Stay comfortable year-round with central air conditioning, and enjoy the peace of



mind that comes with a brand-new roof (2023). The unfinished basement offers endless potential to customize the space to fit your unique lifestyle needs. This Cranston gem doesn't just offer a stunning home; it provides access to a vibrant community. With parks, schools, and amenities right at your doorstep, plus proximity to the natural beauty of Fish Creek Park, living here means enjoying the best of both convenience and nature. Don't miss out on this exceptional property. Schedule your private tour today and see why this house feels like the perfect place to call home.

Built in 2007

**Essential Information**

MLS® #	A2214033
Price	\$710,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,793
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	13 Cranwell Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0B7

**Amenities**

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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