

# \$649,900 - 87 Cranwell Common Se, Calgary

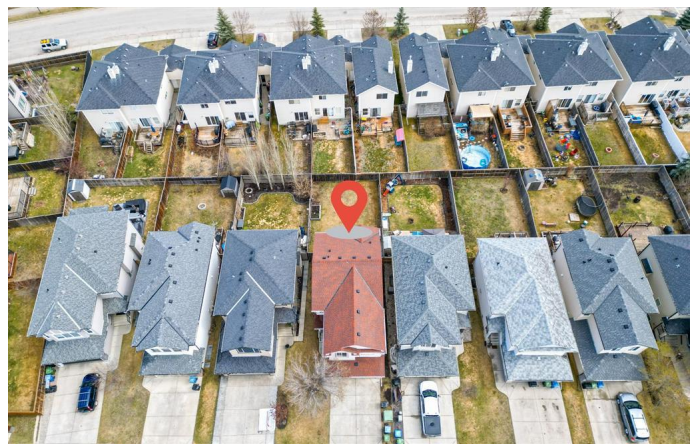
MLS® #A2214032

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,797 sqft  
Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home with a double attached garage, ideally located in the heart of the highly sought-after community of Cranston. Step inside and enjoy the bright, open-concept main floor, highlighted by elegant hardwood flooring that flows seamlessly throughout the living and dining areas. The chef-inspired kitchen is a true centerpiece, featuring granite countertops, stainless steel appliances (2022), rich maple cabinetry, a spacious pantry, and a large island – perfect for meal prep and entertaining guests. The cozy living room centers around a stunning gas fireplace and opens gracefully to the dining area, both filled with natural light from large windows overlooking the fully fenced backyard – an ideal setting for family barbecues or quiet evenings at home. A practical mudroom with main floor laundry adds everyday convenience. Upstairs, a spacious bonus room with a large window offers the perfect space for movie nights, a home office, or a play area. The second level also includes three generously sized bedrooms, including the primary suite complete with a walk-in closet and a luxurious 4-piece ensuite featuring a soaker tub and separate standing shower. The undeveloped basement offers roughed-in plumbing and a smart layout, providing a blank canvas to design your dream space – whether it’s a home gym, additional living area, or a guest suite. Enjoy outdoor living in the private backyard, perfect for summer



gatherings and weekend relaxation. Recent upgrades bring peace of mind and enhanced comfort, including: New roof (2023), Hot water tank & humidifier (2024), Fresh paint, new window and door trims, updated baseboards, laminate flooring on upper level, new blinds, and back patio (2022). This exceptional home is just steps away from parks, playgrounds, schools, and the South Health Campus, with quick access to mass transit and major roadways offering the ultimate in location, lifestyle, and livability. Don't miss your opportunity to own this move-in ready gem in one of Calgary's most desirable communities. Book your private showing today!

Built in 2007

### Essential Information

MLS® #	A2214032
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,797
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	87 Cranwell Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 0J5

### **Amenities**

Amenities Clubhouse  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Playground  
Lot Description Back Yard, Lawn, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 23rd, 2025  
Days on Market 1  
Zoning R-G  
HOA Fees 181  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office TrustPro Realty

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