

# \$759,900 - 76 Cranwell Close Se, Calgary

MLS® #A2266538

**\$759,900**

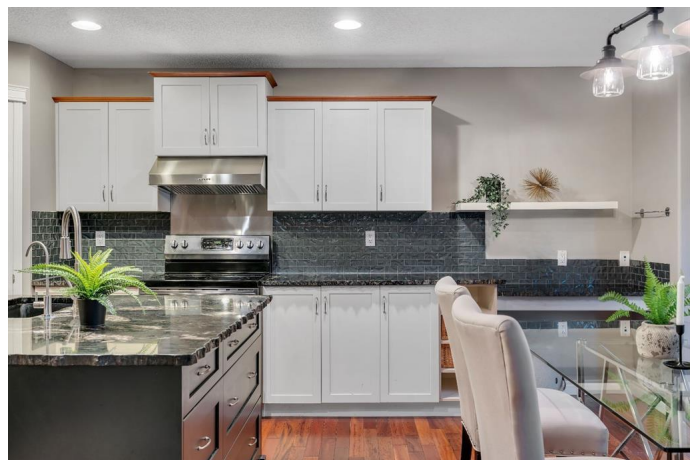
5 Bedroom, 3.00 Bathroom, 2,134 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Open House Sat October 25th 1:30-3:30 PM.

An Impressive & rare home with 4 beds up and over 3000 sq ft of fully developed space sitting on a huge wide lot, just steps to schools. Welcome to this exceptional home offering a beautifully finished living space, set on a premium lot with lovely mountain views from the front bedroom. Located only a 2 minute walk to the elementary school and under 8 minutes to the middle school, this is a rare find in an ideal family focused location. Step inside to discover a bright and open layout with soaring vaulted ceilings in front foyer, rich Brazilian cherry hardwood floors, upgraded lighting, and a welcoming living area anchored by a soothing gas fireplace. Perfectly positioned windows frame the lush garden views, bringing the outdoors in and filling the space with natural light. The front home office is ideal for remote work, a music room, or a dining/flex space, while the open concept design flows seamlessly into a perfectly placed dining area and a beautifully appointed kitchen. The standout kitchen features upgraded French shaker maple cabinetry, sleek granite countertops with natural stone edge, a large island with extra cabinetry, professional grade appliances, a spacious corner pantry, and plenty of prep and storage space perfect for home cooks and entertainers alike. Completing the main level is a 2 piece powder room and a modern, functional mudroom that includes a newer washer and



dryer with customized storage as well as direct access to the oversized insulated double garage. Upstairs, the primary suite is a peaceful retreat with large windows overlooking the rear yard, a walk-in closet, and a functional ensuite with a comfort height vanity, soaker tub, and separate shower. Three additional bedrooms offer generous closet space and share a modern 4-piece bath. A bright bonus/games room provides the perfect spot for family movie or game nights or a quiet reading/homework nook for the kids. The basement has been professionally developed with estate level finishings including 9'™ ceilings, plush custom carpet and modern trim. This level features a spacious recreation room with custom built in cabinetry, 6.1 sound system and projector/screen (as is), an additional 5th bedroom or gym space with large closet, a bathroom area ready to be developed, and plenty of storage. Enjoy outdoor living in the sunny backyard oasis, complete with mature landscaping, a large patio perfect for relaxing evenings or weekend entertaining. Additional highlights include upgraded lighting, well-maintained roof shingles, full hardwood stairs, built ins, new interior paint, window coverings, and air conditioning for added peace of mind. This home combines pride of ownership with thoughtful upgrades in a serene, sought-after setting just minutes from Fish Creek Park, athletic fields, an outdoor chilled skating rink with its own Zamboni, shopping, and quick access to the new ring road. Move-in ready & a must see! Call now!

Built in 2001

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2266538  |
| Price    | \$759,900 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,134       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 76 Cranwell Close Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1B1              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Other, Parking, Playground, Clubhouse |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings                                                     |
| Heating           | Central                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full                                                                                                                                               |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
| Lot Description   | Rectangular Lot     |
| Roof              | Asphalt Shingle     |
| Construction      | Stucco, See Remarks |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 10                 |
| Zoning         | R-G                |
| HOA Fees       | 190                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.