

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

MLS® #A2230219

**\$774,900**

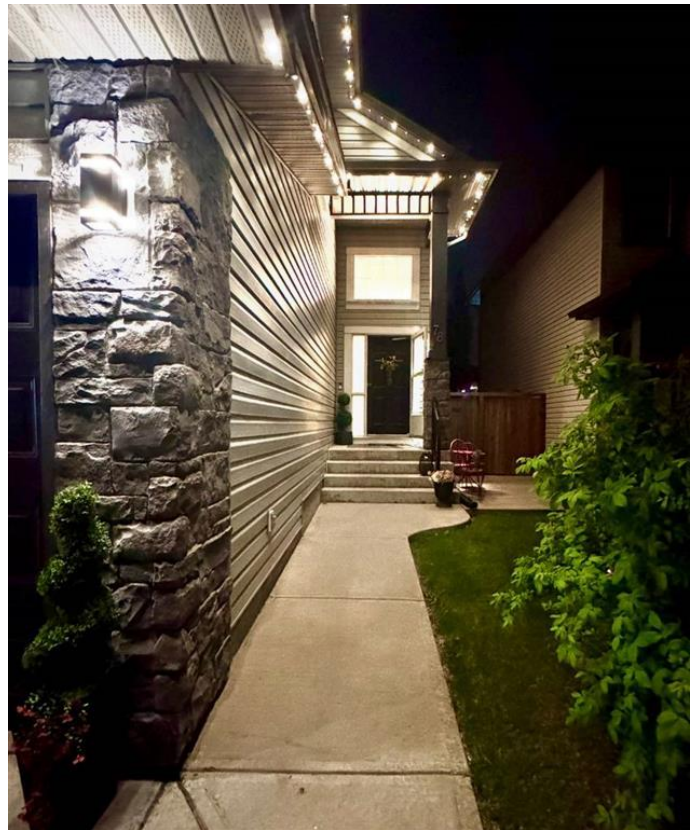
4 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

**\*Open House Sunday June 15th 2pm-4pm\***

Welcome to Your new home in the Heart of Cranston with BEAUTIFUL ARCHITECTURAL LIGHTING (unlimited variations!). Tucked away on a quiet, family-friendly street and just steps from three top-rated schools (both CBE and Catholic, elementary and middle), this FULLY developed, AIR CONDITIONED gem with oversized driveway blends stylish comfort with everyday functionality – ideal for families ready to settle into something special. RENOVATED from top to bottom just five years ago – including a NEW roof – this stunning home is move-in ready and designed to impress. Step inside to discover warm luxury vinyl plank flooring throughout the main level, and a captivating open-to-above entryway highlighted by an elegant feature wall. At the heart of the home is a contemporary cream-toned kitchen, complete with gleaming granite countertops, stainless steel appliances, a generous island, and a walk-in pantry – perfect for entertaining or weeknight dinners. From the bright dining area, OVERSIZED 3 panel patio doors lead to your own private outdoor oasis: a sun-soaked, WEST facing two-tier deck that spans the width of the home. Surrounded at the rear by graceful Scandinavian trees and featuring a metal gazebo and a convenient dog run, this space is perfect for summer evenings and weekend gatherings. Back inside, the inviting living room offers a corner FIREPLACE & stylish mantle, REMOTE CONTROLLED



blinds – an ideal spot to unwind. A chic powder room and main-floor laundry complete this level with both style and function. Upstairs, a spacious BONUS room awaits with soaring ceilings, built-in shelving & entertainment area, dimmable pot lights, and plenty of room to relax, play, or work. Just a few steps above, the luxurious primary suite provides the perfect retreat, featuring automated blinds, a walk-in closet, and a spa-inspired 5-piece ensuite. With jacuzzi tub. Two additional bedrooms and a fantastic appointed family bath complete the upper level. The lower FULLY FINISHED basement is designed for ultimate comfort – boasting a large family/rec room, a gorgeous full bathroom, and a huge fourth bedroom ideal for guests, teens, or a home office. The mechanical room is immaculately maintained, featuring a NEW hot water tank, SERVICED furnace, and abundant storage. All of this, just minutes from shops, restaurants, grocery and pet stores, banks, and effortless access to Stoney Trail and Deerfoot. Cranston offers more than a home – it’s a lifestyle. Stroll along scenic bike and walking paths, enjoy local parks and playgrounds, or take advantage of the vibrant Cranston Residents’ Association, offering a gym, tennis courts, splash park, skating rink, and year-round community fun.

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, P 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

### Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Gazebo, Lawn, Level, Rectangular Lot, Street Lighting, Dog Run Fenced In

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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