

# \$724,500 - 78 Cranwell Common Se, Calgary

MLS® #A2242761

## \$724,500

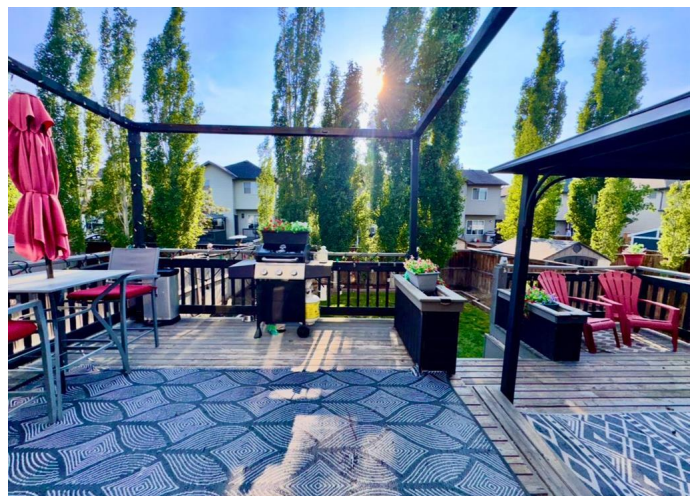
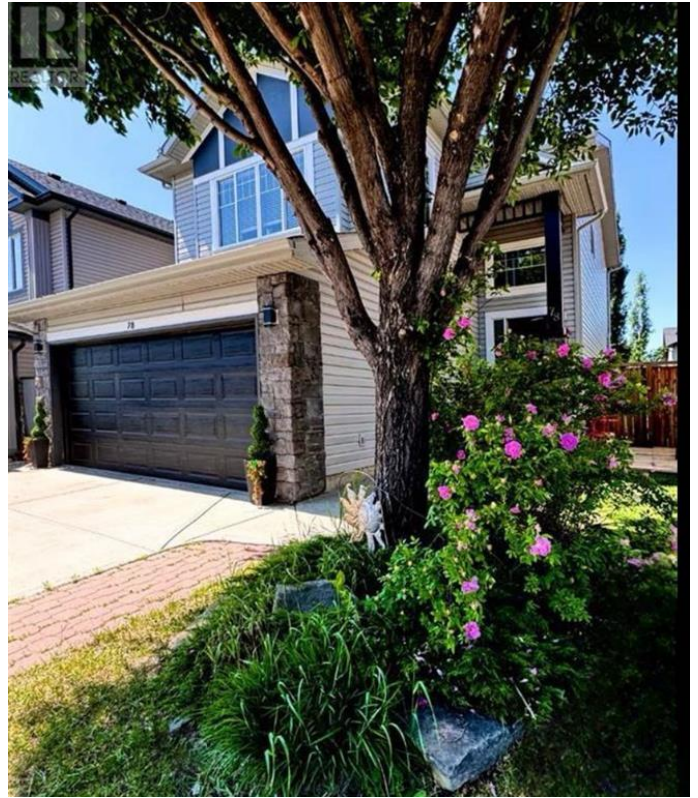
4 Bedroom, 4.00 Bathroom, 1,886 sqft  
Residential on 0.09 Acres

Cranston, Calgary, Alberta

This beautifully RENOVATED home is FULLY DEVELOPED with A/C, BONUS room, ARCHITECTURAL LIGHTING and just steps to 3 top-rated schools (CBE & Catholic). Updated 5 years ago it includes NEWER ROOF, VINYL PLANK FLOORING, modern cream kitchen with GRANITE COUNTERS, sit up island, pantry & stainless appliances, note all drawers are SOFT CLOSE. Bright dining area opens via OVERSIZED 3 panel patio doors to a WEST FACING LARGE 2 TIER DECK with metal GAZEBO, mature Scandinavian trees & dog run. Back inside, large Living room with BEAUTIFUL CORNER FIREPLACE, mantle and remote controlled blinds. A powder room and mud room complete this level. Upstairs offers a spacious bonus room with high ceilings and beautiful built in shelves. The large primary suite has remote controlled blinds with 5-pc ensuite & walk-in closet, 2 more bedrooms & full family bath complete this level. The finished basement with huge family/rec room, large 4th bed with sleek cabinets, modern bright bath & the mechanical room has a NEW hot water tank., fully serviced furnace and storage. Close to shopping, Stoney & Deerfoot. Enjoy Cranston's parks, paths, & community amenities!

Built in 2007

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242761    |
| Price          | \$724,500   |
| 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, Park, Party Room, Picnic Area, Playground, 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, C |
| Has Basement    | Yes                         |
| Basement        | Finished, Full              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage, Dog Run  |
| Lot Description   | Back Yard, Few Trees, Front Lot, Street Lighting, Dog Run |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding                                       |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | R-G             |
| HOA Fees       | 195             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.

