

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

MLS® #A2214032

**\$649,900**

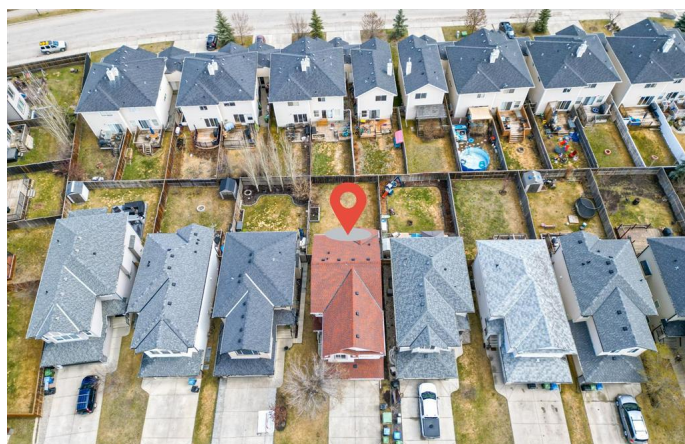
3 Bedroom, 3.00 Bathroom, 1,797 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Open house Saturday, April 26th 1:00-4:00pm.

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),Washer & Dryer (2022), Fresh paint, new window and door trims, updated baseboards, laminate flooring on upper level, Tile in bathroom, new blinds, and back yard concrete 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, 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 | 8                |
| Zoning         | R-G              |
| HOA Fees       | 181              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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