

# \$725,000 - 218 Cranwell Bay Se, Calgary

MLS® #A2237427

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,809 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Get ready to fall in love with this beautiful home in the highly sought-after community of Cranston! Imagine waking up to sunshine in your south-facing backyard, stepping out onto your brand new deck, and having greenspace and walking paths right at your doorstep – it's an outdoor enthusiast's dream! Inside, the main floor welcomes you with an open, inviting layout and gleaming laminate flooring. The spacious, newer kitchen is a true highlight, boasting sleek stainless steel appliances, lots of cabinets, a large island, quartz countertops and ample room for all your culinary adventures. Convenience is key with main floor laundry and a handy half bath. Upstairs, a versatile bonus room offers extra space for family fun or a quiet retreat. You'll find three comfortable bedrooms, including a primary suite with a luxurious 4-piece ensuite, plus a well-appointed 4-piece main bath. The excitement continues in the fully finished walk-out basement, where a large family room provides endless possibilities for entertainment and relaxation. A private bedroom with its own 3-piece ensuite offers a perfect guest haven or a teenager's retreat, with direct access to the private backyard, complete with a concrete patio and plenty of room for play and gardening. Notable updates include Central Air 2024, Hot water tank 2022, new roof 2022 and new appliances and flooring on the main floor 2021. And the location? It's simply unbeatable! Enjoy the convenience of nearby shopping, local restaurants, and charming coffee shops.



With three schools within walking distance, Fish Creek Ridge just moments away for incredible outdoor adventures, and easy access to Deerfoot and Stoney Trail, everything you need is at your fingertips. Plus, the South Campus hospital is just minutes away for peace of mind. This is more than just a house; it's the lifestyle you've been dreaming of! Come and experience it for yourself!

Built in 2006

### **Essential Information**

MLS® #	A2237427
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,809
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	218 Cranwell Bay Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0B2

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Kitchen Island, No Smoking Home, Quartz Counters  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features None  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 14th, 2025  
Days on Market 6  
Zoning R-G  
HOA Fees 190  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.