

# \$825,000 - 136 Cranwell Crescent Se, Calgary

MLS® #A2257125

**\$825,000**

4 Bedroom, 6.00 Bathroom, 2,384 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to this expanded Beatie Homes Alpine 4 modified – a larger, wider-plan home built in 2004 recently painted upper and lower floors and finished to a very high standard. With just under 3,500 square feet of developed space including the fully developed basement, the layout delivers generous living and entertaining spaces and backs onto green space, a playground and a pathway. The exposed front drive and north-facing backyard provide privacy and easy outdoor access.

The main floor showcases above-cabinet lighting, tiled entry and 9' knockdown ceilings. The open kitchen features extended-height cabinetry, a corner pantry, banks of drawers, a center island with storage, tiled backsplash and brand-new appliances including a Samsung refrigerator, KitchenAid slide-in induction cooktop range, Samsung dishwasher, and a new range hood. , r/o water system. The living room includes vaulted ceiling with wood beams, a floor-to-ceiling stone gas fireplace with log mantle, built-in bookshelves, LVP flooring and integrated speakers. Additional main-floor spaces include a front den with LVP (2020), a mudroom with laundry, broom/book storage closets, a 2-piece bath and a double attached garage with a new garage door. Exterior and entry updates include a new front door, new rear door and new shingles (2023); eaves with guards were replaced in 2024.



The upper level features extra-wide staircases (renovated 2020) and LVP throughout (2020). The primary suite offers a vaulted ceiling, window bench seating, built-ins, walk-in closet and a tiled 5-piece en-suite with his-and-her sinks, an air tub and jetted and a steam shower. All toilets and shut-off valves were replaced last year. Two additional large bedrooms connect via a Jack-and-Jill bath with separate private sinks and a shared central bath and water closet. Built-ins within the walk-in closets and upstairs linen storage complete the level.

The fully finished lower level (builder developed) provides LVP flooring, 9' knockdown ceilings and a large recreation room anchored by a second stone gas fireplace (renovated 2020) with built-in cabinetry, speakers and shelving. The lower level includes a 4th bedroom/office, a tiled 3-piece bath, an enclosed exercise area and a service/storage room that houses two brand-new hot water tanks, Kolher Konnect water monitoring system installed in October 2024 and a recirculating pump as an added feature. Mechanical upgrades include two forced-air furnaces, two A/C units, a water softener and a newly installed built-in vacuum system.

Exterior living spaces include an exposed patio, a lower concrete pad with pergola, irrigation, mesh fencing, an exposed sidewalk (2018) and a BBQ gas line with direct access to the adjoining park and playground. Located in the family-friendly community of Cranston, the home is within walking distance to Cranston School and near Dr. George Stanley and Christ the King schools.

Built in 2003

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257125    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 6.00        |
| Full Baths     | 3           |
| Half Baths     | 3           |
| Square Footage | 2,384       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 136 Cranwell Crescent Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1G4                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Aggregate |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Freezer, Water Softener                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                       |

|                 |                                      |
|-----------------|--------------------------------------|
| # of Fireplaces | 2                                    |
| Fireplaces      | Gas, Living Room, Family Room, Stone |
| Has Basement    | Yes                                  |
| Basement        | Full                                 |

## Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Level, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                                                                          |
| Construction      | Stone, Vinyl Siding                                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 48                   |
| Zoning         | R-G                  |
| HOA Fees       | 190                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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