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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



167 CRANWELL Close, Calgary, Alberta, T3M 1A9, Canada

MLS®# C4049989

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Property Value	\$649,900
Type	House
Style	2 Storey Split
Basement	Full, Walkout
Parking	1
Year Built	2002
Living Area	2,375 sq.ft.
Lot Frontage	38.71 ft
Lot Size Area	467 m <sup>2</sup>
Bedrooms	5
Bathrooms	3 full & 1 half

## Description

Stunning upscale fully developed two storey walkout located on a whisper quiet street, backing onto a desirable linear park with direct access to Cranston School one block away, the ridge at Fish Creek Park and both soccer and ball fields. With almost 3600 sq ft developed this 3 + 2 bedroom residence has all new flooring on the main level and brand new lower level development. Solid wood floors, massive laundry / mud room and walkthrough pantry to the gourmet kitchen with cappuccino and black kitchen cabinets, light color granite, raised eating bar island and large nook. 18' ceilings in the bright great room with double sided gas fireplace, formal dining room and office with double French doors complete the main floor. Upstairs are three spacious bedrooms, the master with a relaxing 5 piece ensuite, oversized walk-in closet and double entry doors. The newly developed walkout offers two additional huge bedrooms, massive rec / games area with bar, in floor heating, A/C and tons more, don't miss this one.







