



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 CRANFIELD Manor, Calgary T3M 1K6**

MLS®#: **A2187859**

Area: **Cranston**

Listing Date: **01/29/25**

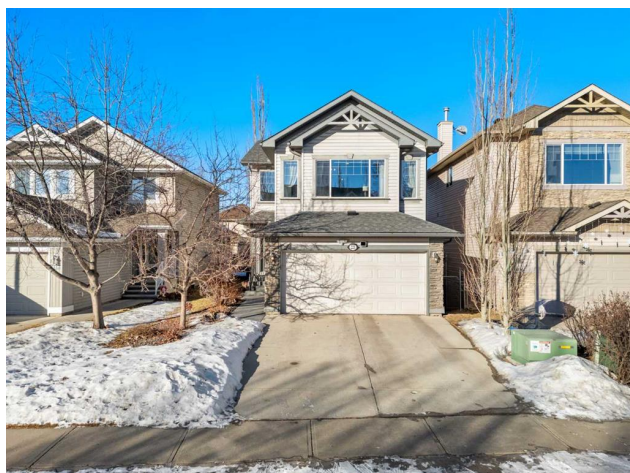
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,928 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,706**  
Low Sqft:  
Ttl Sqft: **1,706**

DOM

**3**

Layout

Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>14`3" x 17`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>35`10" x 27`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>35`6" x 37`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>39`4" x 48`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>17`6" x 25`8"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>28`2" x 25`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>33`4" x 31`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>27`8" x 36`4"</b>
<b>Family Room</b>	<b>Upper</b>	<b>58`0" x 43`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>39`8" x 42`11"</b>

3pc Bathroom  
Furnace/Utility Room

Basement  
Basement

28`5" x 15`10"  
53`4" x 42`5"

Game Room

Basement

70`10" x 72`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0414606**

Zoning:  
**R-G**

Remarks

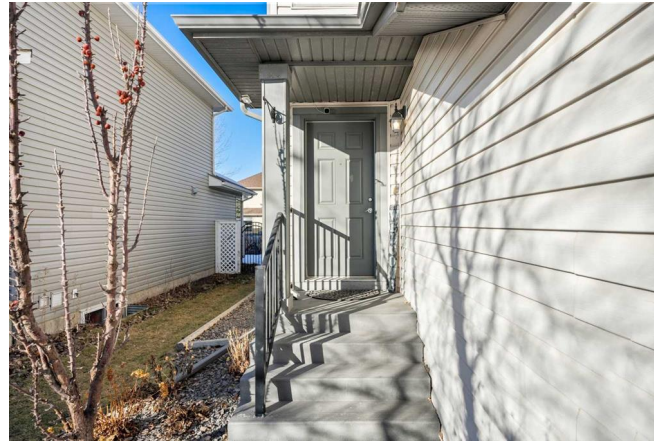
Pub Rmks:

**Welcome to this stunning 3-bedroom, 3.5-bathroom with a FULLY DEVELOPED BASEMENT home located in the highly sought-after, family-friendly community of Cranston. From the moment you step into the foyer, you are greeted by high ceilings and luxury vinyl flooring, creating a warm and inviting entrance. The open-concept main floor seamlessly combines the kitchen, dining room, and living room, offering the perfect space for family gatherings and entertaining. The living room features a gas fireplace, adding warmth and charm to the space and the modern kitchen is equipped with stainless steel appliances, a spacious kitchen island, and quartz countertops. A convenient pantry ensures plenty of storage for all your essentials. The dining area is complemented by a large light fixture and a beautiful window that overlooks the backyard, filling the space with natural light. Step outside to a spacious backyard complete with a deck and a shed, providing ample space for outdoor activities and storage. Heading upstairs, you'll find a large bonus room on one side and the bedrooms on the other. The bonus room, featuring a large front-facing window, is perfect for family movie nights or as a secondary living area. On the other side, The first two bedrooms are generously sized, making them ideal for children, guests, or a home office. A 4-piece bathroom with quartz countertops and cabinetry provides additional storage space. The primary bedroom is a true retreat, featuring a ceiling fan, a backyard-facing window, and a luxurious 4-piece ensuite with quartz countertops, a built-in tub, and a walk-in closet. Walking down to the FULLY FINISHED BASEMENT, you'll find a spacious recreation room perfect for family game nights or entertaining, along with an additional 4-piece bathroom for added convenience. Located in the vibrant, family friendly community of Cranston, this home is close to five schools, including a designated high school nearby and The Cranston Community Hall which offers a variety of amenities such as dance classes, an indoor gymnasium, an outdoor skating rink, and a water park. With parks, shopping, and access to major roadways like Deerfoot Trail and Stoney Trail, this location is perfect for easy commuting and enjoying all the community has to offer. Don't miss your chance to make this beautiful home yours. Book your showing today through the ShowingTime app!**

Inclusions:  
Property Listed By:

**Shed, TV Brackets  
eXp Realty**

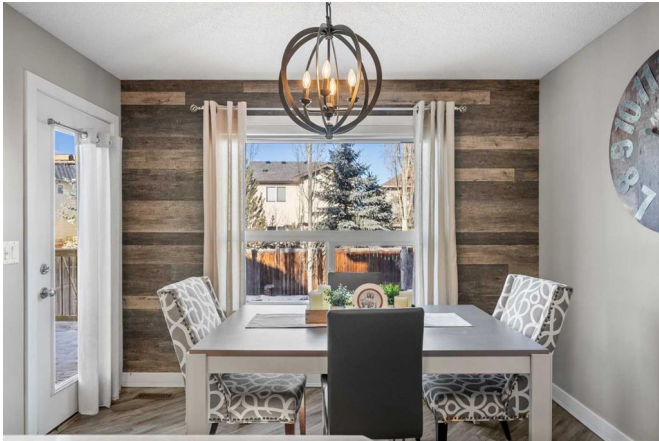
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











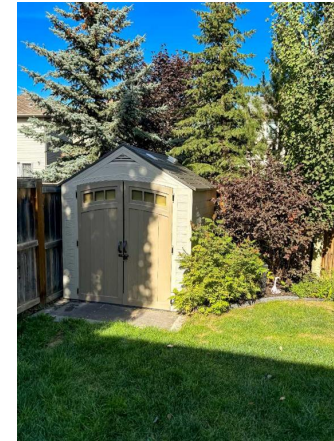
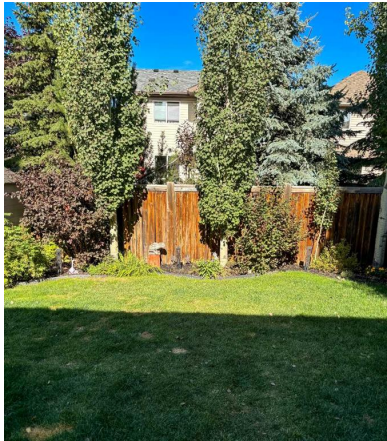
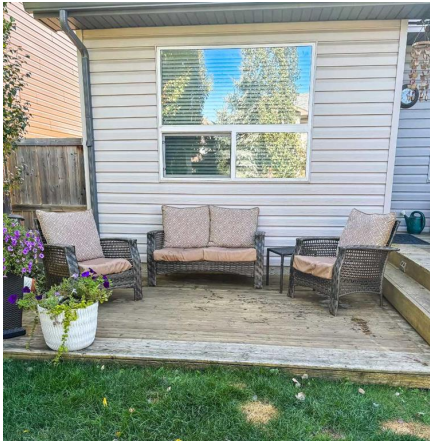












**221 Cranfield Manor SE, Calgary, AB**

Main Floor Exterior Area 738.77 sq ft  
Interior Area 857.23 sq ft  
Excluded Area 419.95 sq ft



0 5 10 ft

PREPARED: 2025/1/23



White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**221 Cranfield Manor SE, Calgary, AB**

2nd Floor Exterior Area 393.26 sq ft  
Interior Area 857.23 sq ft  
Excluded Area 45.78 sq ft



0 4 8 ft

PREPARED: 2025/1/23



White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

221 Cranfield Manor SE, Calgary, AB

Basement (Below Grade) Exterior Area 664.66 sq ft  
Interior Area 637.40 sq ft



PREPARED 2020/1/23



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.