

# \$825,000 - 33 Cranwell Place Se, Calgary

MLS® #A2245502

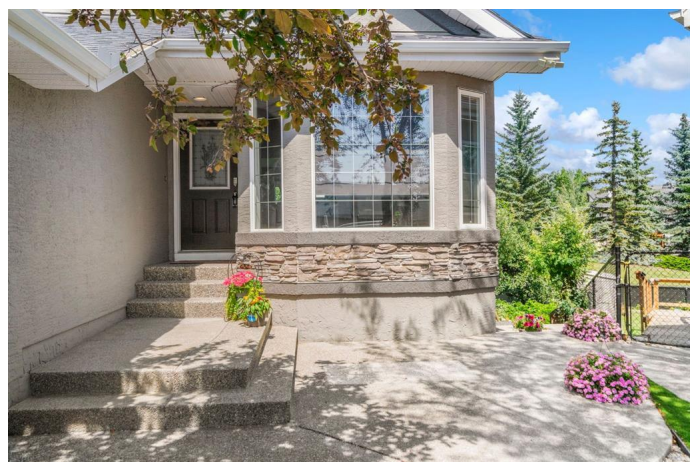
**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

Welcome to this stunning two-storey walkout basement home, tucked away on a quiet cul-de-sac and situated on a beautifully landscaped pie-shaped lot backing onto a green belt. Located in the highly desirable community of Cranston, you'll love the close proximity to shopping, top-rated schools and countless amenities. Plus, you're just minutes from Fish Creek Park, with endless walking and biking trails to explore year-round. Inside, this home offers over 2900 sq ft of thoughtfully designed living space across all three levels. The main floor boasts a bright and open layout, complete with a welcoming living room, family room, functional kitchen with ample cabinetry stainless steel appliances and a separate laundry room for added convenience. Upstairs, you'll find a spacious primary retreat featuring a spa-like 5-piece ensuite and two walk-in closets, along with two additional bedrooms and a well-appointed 4-piece main bathroom. The fully finished walkout basement adds even more versatility, including a fourth bedroom with a large closet, a generous rec area and a built-in bar with a mini sink and bar fridge, ideal for entertaining or hosting guests. Step outside into your private backyard oasis. The oversized pie-shaped lot features a large exposed aggregate patio, mature fruit trees, space to garden, a storage shed and a fully enclosed gazebo sunroom with a hot tub. Don't miss the upper balcony, where you can relax and take in peaceful views of the



surrounding green space and mature trees. Additional features include central air conditioning and central vacuum. This rare walkout backing green space on a cul-de-sac in one of Calgary’s most sought-after communities is an incredible opportunity you won’t want to miss!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245502    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,998       |
| Acres          | 0.15        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 33 Cranwell Place Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1A2              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer                              |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                      |
| Fireplaces        | Gas, Living Room, Basement                                                                                             |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                               |

## Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Garden                                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Gazebo, Irregular Lot |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Stucco, Wood Frame                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 74               |
| Zoning         | R-G              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Gravity Realty Group |
|----------------|----------------------|

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