

30 Cranston Place SE Calgary, Alberta

MLS # A2301690



\$835,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,554 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, No B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Curtain Rods, TV Wall mounts

Tucked away on a quiet cul-de-sac in the highly sought-after community of Cranston, this beautifully upgraded bungalow offers the perfect blend of stunning architecture, thoughtful updates, flexible living space, and an exceptional location. Situated on a rare 7,200 sqft. pie-shaped lot, this property is ideally positioned to connects you to the gorgeous views of the Bow River ridge pathway system within minutes. From the moment you step inside, you'll appreciate the soaring vaulted ceilings and bright, open-concept layout that creates an inviting atmosphere throughout the home. Designed with both everyday living and entertaining in mind, the spacious formal dining area provides the perfect setting for hosting family gatherings and special occasions. The fully renovated kitchen is truly the heart of this home, featuring granite countertops, updated cabinetry with soft-close features, stainless steel appliances, and a skylight that fills the space with natural light. Exceptional functionality and storage make this kitchen as practical as it is beautiful. Recent updates throughout the home include new luxury vinyl plank flooring across the main floor and basement, along with new carpet in the primary bedroom, secondary room, and on the stairs. The versatile layout offers a spacious main floor primary retreat, an additional upstairs bedroom or office, two basement bedrooms, a dedicated office or flex room downstairs, and a large unfinished utility space that provides endless possibilities for growing families or multi-purpose living. Outside, the ravishing landscaped backyard creates your own private oasis, complete with mature foliage, a well-producing apple tree, and a spacious deck ideal for summer BBQs and entertaining. The low-maintenance front yard and installed exterior holiday lighting add convenience and curb appeal year-round. Solar panels on the

exterior help offset utility costs throughout the year. This unbeatable location close to schools, shopping, South Health Campus, major roadways, and all the amenities of Seton. This is a rare opportunity to own a move-in ready bungalow in one of Calgary's most desirable southeast communities.