

124 Cranston Gate SE
Calgary, Alberta

MLS # A2302235



\$564,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,456 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: none

Across from a park and just steps to the scenic pathways of Cranston Ridge and Fish Creek, this move-in ready home offers the kind of lifestyle many buyers are looking for. Impeccably maintained and thoughtfully updated, this two-storey offers over 1,800 sq ft of total living space in a quiet, family-friendly setting. The main floor is bright and functional, centered around a refreshed kitchen with granite countertops, stainless steel appliances, and a corner pantry, opening into a comfortable living room with a gas fireplace. Upstairs features three spacious bedrooms, including a primary suite with a walk-in closet and full ensuite, along with the convenience of upper floor laundry. The fully developed basement adds a large rec room, full bathroom, and flexible space for a home office, gym, or guest area. Outside, the west-facing backyard is private and fully fenced, with mature trees, irrigation, and a stone patio perfect for summer evenings. Additional features include central A/C, newer hot water tank, updated lighting and fixtures, a hardwired alarm system, and a fully finished insulated garage. Homes like this are hard to find in this location. Book your showing today.