



GRASSROOTS
REALTY GROUP

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34 Cranston Place SE
Calgary, Alberta

MLS # A2218883



\$749,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, French Door, Kitchen Island, Pantry, Quartz Counters		

Inclusions: none

Welcome to 34 Cranston Place SE — a warm and inviting home built by award-winning Jayman, perfectly tucked away in a quiet cul-de-sac in one of Cranston's most sought-after locations. Set on a rare 6,725 sq. ft. pie-shaped lot with a sun-drenched southwest-facing backyard, this home offers over 2,350 sq. ft. of beautifully designed living space that blends comfort, function, and exceptional value. Step inside and you'll instantly appreciate the thoughtful layout, rich hardwood floors, and soaring open-to-above foyer that adds an airy sense of space. The bright dining nook, framed by 10-ft ceilings and tall windows, fills the main floor with natural light. A cozy 3-sided gas fireplace connects the generous living and dining areas, creating a warm and welcoming atmosphere. A front flex room provides versatility as a home office, playroom, or formal dining. The kitchen is both functional and stylish, featuring new quartz countertops, stainless steel appliances, a central island, and a walkthrough pantry that leads to the mudroom and laundry area. Upstairs, enjoy a spacious bonus room with a second fireplace, two well-proportioned bedrooms, and a tranquil primary suite retreat with walk-in closet and a 5-piece ensuite that includes a soaker tub and separate shower. The oversized 24' x 21' garage offers plenty of room for trucks, SUVs, and storage. Recent updates include: new kitchen countertops(2022), new window coverings(2023), a high-efficiency furnace(2022), and a new hot water tank(2022). Additional quality features include a water softener, electronic air cleaner, garburator, central vacuum, built-in 5.1 surround sound speakers, and underground sprinklers. Outside, the southwest-facing backyard is a true highlight—with an expansive green lawn that's perfect for pets, kids, or simply

enjoying the outdoors in peace and privacy. Located just minutes from the South Health Campus, Cranston Ridge trails, schools, shopping, and with quick access to Deerfoot and Stoney Trail, this home offers the space, quality, and location you've been looking for. Don't miss this opportunity—book your private showing today!