



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

438 Cranston Drive SE
Calgary, Alberta

MLS # A2219356



\$779,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Street View		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: Pergola, Alarm (no contract)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Jewel of a Deal!!! Convenient Location - Steps away from Century Hall, Ice rink, parks, pathways, schools, shopping, transit, and the Cranston exits. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted - A custom family-built DREAM home. Over 2279 SF of luxurious living space offering three bedrooms, main floor flex room (office or dining room), 2.5 baths & a bonus room... This OPEN design features 9' ft main floor - Spectacular CHEF's kitchen overlooking the nook area and great room. Upgraded "Luxury Estate Level" features include a tiled gas fireplace with wood surround + mantle, real hardwood floors in the kitchen/nook/dining/hallway/foyer, light & plumbing fixtures, baseboard, doors, and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (custom antique cream wood cabinets, trims & doors, upgraded appliances & microwave hood cover, corner pantry, recessed lighting, tiled backsplash, dramatic central island with a flush eating bar & stainless steel sink). The breakfast nook offers sunny south views with high tray ceilings. Upstairs includes a stately primary bedroom with a full spa-like ensuite (two vanities, makeup counter top, oversized soaker tub & separate shower, a walk-in closet), 2 good-sized spare bedrooms, and a big bonus room with a corner TV niche entertainment centre. Other impressive features include an unspoiled basement, built-in ceiling speakers, central air conditioning, under ground sprinkler system, a south-facing back yard, an upper wood 15' x 10' deck with a pergola & a fully fenced yard, rich front curb appeal, stone details, and covered entry. Call your friendly REALTOR(R) to book a viewing!