



GRASSROOTS
REALTY GROUP

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117 Cranston Way SE
Calgary, Alberta

MLS # A2221587



\$618,888

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,745 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Dry Bar, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Wine and beverage cooler in the basement

Welcome to this inviting two-storey family home, perfectly situated within walking distance to two public elementary schools and one Catholic school. You'll love the easy access to transit, shopping, playgrounds, and the scenic walking paths of Fish Creek Park. Commuters will appreciate the quick connections to Deerfoot Trail, Stoney Trail, and South Health Campus, as well as the numerous amenities nearby. With over 2,200 square feet of living space, this bright and spacious home with high ceilings offers a comfortable layout designed for family life. Step into a large, welcoming foyer that leads into the open-concept main floor. The kitchen is both functional and stylish, featuring cabinets, a corner pantry, a generous working island, countertops, and stainless steel appliances. The adjacent dining area is filled with natural light, opening onto the backyard, making it an excellent spot for family meals or entertaining. The living room is warm and cozy, featuring a corner gas fireplace, perfect for relaxing evenings. You'll also find a convenient mudroom off the garage, complete with a washer and dryer, as well as a two-piece powder room on the main level. Recent upgrades include newer laminate flooring throughout the main floor, new baseboards and modern light fixtures. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a walk-in closet and a four-piece ensuite. There's also another full four-piece bathroom and a bright, south-facing bonus room that makes an ideal playroom, office, or second living space. The developed basement adds even more room to enjoy, with a large recreation and entertainment area, a dry bar, and a full three-piece bathroom. Whether you're hosting friends or setting up a cozy movie night, this space is ready for anything. Outside, the backyard is fully fenced with a good-sized deck

and patio—perfect for summer BBQs and outdoor fun. The double attached garage is insulated, drywalled, and ready for Calgary’s changing seasons. This home truly shines from the moment you walk in. If you're looking for a move-in-ready home in a great family-friendly neighbourhood, this one checks all the boxes. Come see it for yourself—it shows beautifully and won’t last long.