



GRASSROOTS
REALTY GROUP

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117 Cranston Way SE
Calgary, Alberta

MLS # A2247727



\$599,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,754 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, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Open Floorplan		

Inclusions: Beverage fridge in basement

Open house Sunday August 17th, 3-4:30pm Situated in the highly sought after, family friendly community of Cranston this bright and spacious two storey offers the perfect blend of comfort, style, and convenience. Families will love being just a short stroll from multiple schools, playgrounds, and scenic walking paths, with shopping, transit, and Fish Creek Park all close at hand. Commuting is effortless with quick access to South Health Campus, Deerfoot and Stoney Trail, while nearby amenities make everyday living a breeze. Inside, a welcoming foyer leads to a light filled main floor with soaring ceilings and an easy flow layout. The bright white kitchen is equipped with stainless steel appliances, a large island, ample counter space, and a corner pantry, while the dining area provides a natural gathering place with direct access to the backyard. The living room's corner gas fireplace adds warmth and charm, creating the perfect spot to unwind. A mudroom with laundry and a half bath complete the main level. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and ensuite, plus a sunny bonus room and another full bathroom. The fully finished basement expands the living space with a versatile recreational/media room, dry bar, and an additional bathroom ideal for guests or entertaining. Outdoors, enjoy a fully fenced established landscaped yard with a deck and patio, perfect for summer BBQs, along with an insulated double garage ready for Calgary's seasons. Move-in ready and designed for modern family living, this home is sure to impress. Click on media for the video and book your private showing today!