



GRASSROOTS
REALTY GROUP

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

656 Cranston Drive SE
Calgary, Alberta

MLS # A2254498



\$665,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks		

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

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, No Animal Home, No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1N

Utilities: -

Inclusions: Dishwasher, stove, microwave hood fan, refrigerator, washer, dryer, window coverings, garage opener w/control.

Perfect family home in the heart of Cranston with walking distance to schools (Catholic, Christian, Public) and close to hospital, YMCA, library, shopping mall of Superstore, Save-On-Foods, Sobeys) nearby. This beautiful floor plan (1,705 sq.ft plus finished basement) features maple hardwood floorings on the main floor, full height maple cabinets and upgraded stainless-steel appliances make up the beautiful kitchen alongside your cozy living room with Fireplace. Hugh carpeted Bonus room featuring 10' ceilings, 3 bedrooms and 2 full bathrooms upstairs. The primary bedroom features a large soaker tub and separate shower. You'll love your Summers spent out back on your 372 sq.ft deck, the accompanying large yard and dog run. The Finished Basement is perfect for a home gym, play area or secondary living space with a full bath added in. Tons of upgrades have been done to this already beautiful home such as Air conditioning, Nest Smart Thermostat.. Please arrange your viewing today!