



GRASSROOTS
REALTY GROUP

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438 Cranston Drive SE
Calgary, Alberta

MLS # A2262148



\$689,900

| | | | |
|------------------|--|---------------|-------------------|
| 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

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

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

Inclusions: Pergola, Alarm (no contract)

OPEN HOUSE ALERT | SATURDAY 2 – 4 PM | CUSTOM CRANSTON FAMILY HOME | 2,279 SQ FT | LUXURY UPGRADES | PRIME LOCATION Welcome to this stunning, custom-designed urban-style home offering over 2,279 sq ft of thoughtfully planned living space in the heart of Cranston. Ideally located just steps from Century Hall, the community ice rink, parks, pathways, schools, shopping, transit, and quick access to major routes, this property combines convenience with elegance. Meticulously maintained and upgraded, this home is filled with luxury touches throughout. The main floor boasts 9' ceilings, rich hardwood flooring, and a versatile flex room—perfect as a formal dining room, office, or study. The spacious great room features a tiled gas fireplace with a wood surround and custom mantle, creating a warm and inviting centerpiece. At the heart of the home, the chef's kitchen is designed for both style and function, offering: Antique cream custom cabinetry Upgraded appliances with microwave hood cover Large central island with flush eating bar Corner walk-in pantry Elegant tiled backsplash Recessed lighting and stainless steel sink The sunny south-facing breakfast nook with a tray ceiling is ideal for casual meals, opening onto the backyard deck for seamless indoor-outdoor living. Upstairs, the primary suite is a true retreat, featuring a spa-inspired ensuite with dual vanities, a makeup station, oversized soaker tub, separate glass shower, and generous walk-in closet. Two additional bedrooms, a main bathroom, and a bonus room with built-in TV niche/entertainment centre complete the level. The basement is unspoiled and ready for your future vision. Additional highlights include: Built-in ceiling speakers Central air conditioning Underground sprinkler system South-facing backyard with 15' x 10' deck

& pergola Fully fenced yard for privacy and pets Excellent curb appeal with stone accents, covered entry, and stylish elevation This jewel of a deal offers the perfect blend of comfort, style, and location in one of Calgary's most sought-after family-focused SE communities. Don't miss it—visit our OPEN HOUSE on Saturday or call your favourite REALTOR® to book your private showing today!