



**GRASSROOTS**  
REALTY GROUP

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

**834 Cranston Drive SE**  
**Calgary, Alberta**

**MLS # A2287673**



**\$625,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Heat Pump
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Ideally located directly across from a large open field and within walking distance of Cranston School (K&ndash;4) and Christ the King School (K&ndash;9), this well-maintained Cardel home has been lightly lived in by its original owner. Move-in ready and featuring central air conditioning and a new hot water tank, the home offers a functional open-concept layout with a kitchen that includes ample counter space, a convenient island with raised eating bar, and a corner pantry. The adjoining dining area accommodates a full-sized table and provides access to the large deck through sliding doors, while the comfortable family room with a gas fireplace offers a welcoming place to relax. A practical mudroom/laundry area connects to the attached double garage. Upstairs you will find three spacious bedrooms, including a generous primary suite with full ensuite and walk-in closet, along with a bright front bonus room. The undeveloped basement presents an opportunity for future development to suit your needs. Unlike many homes with a front attached garage, this home also offers a back lane which provides added separation from neighboring homes, enhancing privacy in the sunny backyard which features a large deck and plenty of room to enjoy. Contact your favorite Realtor to arrange a private showing!