



**524 Cranston Drive SE
Calgary, Alberta**

MLS # A2302778



\$539,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,333 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Mounts x 2		

What An Opportunity—Unbeatable Location, No Condo Fees, and a Private Backyard. This beautifully maintained semi-detached home offers over 1,900 sq. ft. of finished living space. The main level showcases a bright, open-concept design with gleaming hardwood floors, a spacious living room anchored by a cozy corner gas fireplace, and a versatile private den—perfect for a home office or flex space. The kitchen is both stylish and functional, featuring maple shaker-style cabinetry, granite countertops, subway tile backsplash, a corner pantry, and an eat-up breakfast bar. It flows seamlessly into the dining area, ideal for entertaining, with convenient access to the backyard for summer grilling. Upstairs, you’ll find two generously sized bedrooms, including a comfortable primary retreat with a large walk-in closet. The second bedroom is equally spacious and perfect for kids, guests, or a home office. The main bathroom offers a spa-like feel with a deep soaker tub, separate shower, and ample counter space. The fully finished lower level extends your living space with a large recreation area—perfect for movie nights, a home gym, or playroom—along with a third bedroom, a 3-piece bathroom, and plenty of storage. Step outside to your private backyard, ideal for summer BBQs, relaxing evenings, or letting kids and pets play freely. With no condo fees and a location close to schools, parks, shopping, and transit, this home is an exceptional opportunity for families, first-time buyers, or investors alike. Homes like this don’t last—book your showing today.