



**78 Cranston Drive SE
Calgary, Alberta**

MLS # A2166436



\$789,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	1999 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Gazebo, Storage Shed, NOTE: Water line to fridge AS IS

A fantastic fully finished family designed home with five bedrooms, 3.5 bathrooms, and a sunny fully landscaped west facing backyard, located just blocks from community schools, walking distance to the south end of Fish Creek Park, Bow River and tons of bikeways. The main floor has a living room / dining room combination as you enter the home, open concept through the kitchen, eating nook, and family room across the back of the home, and a separate den/office work area. Laundry is conveniently located on the main floor. The upper floor offers four bedrooms with a spacious master suite providing a full private ensuite bathroom with double sinks, a jetted corner soaker tub, and a separate shower. Additional 3 bedrooms, full bathroom and reading area completes the upper floor. A fifth bedroom, full bathroom, recreation/living area, exercise room, and a large storage room makes the lower level very great additional space for family living and to entertain guests. The large sunny west backyard is fully landscaped, complete with fence, deck, and gazebo. A majestic fully finished family home, with lots of sun light, in a great community in proximity to the YMCA, South Health Campus, Bow River and tons of parks!