



141 Cranston Way SE
Calgary, Alberta

MLS # A2179964



\$789,999

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Other, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Stunning 2064 Sqft of RMS + Finished Area Upgraded Family Home in Cranston ‐ A Rare Opportunity! Discover this beautifully upgraded single-family home in the highly sought-after community of Cranston‐renowned for its top-rated schools, parks, pathways, and exceptional amenities. Key Features: Spacious Living: 2064 Sqft of RMS + Finished Area thoughtfully designed living space, perfect for families. 1603.5 Sqft RMS & 460.5 Sqft Finished Basement. 4 Bedrooms | 3.5 Bathrooms: 4th bedroom, full bathroom, and a large rec room for added functionality, located in the basement. Professional-grade Kitchen: Enjoy cooking and entertaining in a stylish kitchen equipped with brand-new appliances, including an induction cooktop and a smart refrigerator. Outdoor Oasis: Relax or entertain on the expansive deck in the large, fully fenced backyard featuring a large outdoor trampoline. Upper Room: The upper level boasts an expansive bonus room, 3 bedrooms, 2 full bathrooms, and skylights that flood the space with natural light. Modern Comforts: Central air conditioning for those hot summer days and an abundance of natural light throughout. Prime Location: Conveniently located near schools, hospital, YMCA, restaurants, shopping centers, and professional services. Explore scenic walking, biking paths and enjoy easy access to Deerfoot and Stoney Trail. Don’t Miss Out! This rare gem combines comfort, functionality, and a prime location. Schedule your private showing today‐call now to make this stunning property your home!