



**GRASSROOTS**  
REALTY GROUP

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**222 Cranston Gate SE**  
**Calgary, Alberta**

**MLS # A2200004**



**\$769,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,975 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** water purifier, curtain rods, security system (as is), window covering (as is),

Beautiful Former Show Home with Upgraded Interiors and Essential Features in the Sought-After Cranston Community. This stunning two-storey home welcomes you from the moment you step into the bright, white toned foyer. The main floor offers high ceilings, an open-concept layout, and a kitchen equipped with granite countertops and newer stainless-steel appliances, including an updated dishwasher (2023) / microwave hood, and refrigerator (2024) / washer and dryer (2021). The kitchen also features a convenient water purifier attached to the separate faucet. A walkthrough pantry connecting the kitchen to the mudroom/garage adds extra organization and ease. The living room with a corner gas fireplace exudes a sense of openness, with its high ceilings and large windows. A two-tiered deck and a sunny west-facing backyard create the perfect space for family gatherings or moments of relaxation. The upper level includes a spacious master bedroom, two additional bedrooms, a family room, and a laundry room—all with cozy carpeting throughout (tiles in laundry room). The master suite boasts a walk-in closet and a luxurious 5-piece ensuite with granite countertops, double vanities, a makeup counter, a soaker tub, and a separate shower behind barn door. The two additional bedrooms are generously sized, perfect for children. The 4-piece bathroom also features granite countertops. The large family room on this level is ideal for family time, and the convenient upper-level laundry room eliminates the need to go up and down the stairs. The fully developed basement adds even more living space, featuring another family room, a bedroom, and a 3-piece bathroom—perfect for hosting guests. Additional features include air conditioning, underground sprinklers and an attached double garage. Conveniently located near schools, playgrounds, major

transportation routes, and commercial areas. This well-maintained property is ready to become your next home, offering exceptional features and comfort. Schedule your showing today!