



GRASSROOTS
REALTY GROUP

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

126 Cranston Way SE
Calgary, Alberta

MLS # A2205654



\$684,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Mirror in 1/2 bathroom, Curtain Rod in Primary Bedroom, Western Iron Towel Holders in all bathrooms, Western Iron Toilet Paper Holders in all bathrooms, Built-in Shelving in Basement, 2 Wooden Wine Racks in Basement Cold Room, All Shelving in Cold Room, Security Bars on Basement Windows, Humidifier, Security System (monitoring is at homeowners expense), Built-in Shelving in Garage, All utility hooks and Peg Board in Garage

****OPEN HOUSE SATURDAY MAY 3 12-2PM****Welcome to this meticulously maintained three-bedroom, 2.5-bathroom home, offering 1807 SQFT of thoughtfully designed living space in the highly sought-after community of Cranston, Calgary. This original-owner home showcases true pride of ownership throughout, blending timeless style, quality upgrades, and an unbeatable location into one exceptional property. From the moment you arrive, curb appeal stands out with stone accents on the front elevation and a concrete sidewalk that leads from the front steps to the backyard gate. Step inside to discover hand-scraped hardwood floors on the main level, a cozy gas fireplace, and a spacious open-concept layout ideal for everyday living and entertaining. The kitchen is a chef's dream, featuring rich maple cabinetry, pot & pan drawers, detailed upper molding, and leather-finished granite countertops—all thoughtfully selected for both style and function. Upstairs, enjoy new carpet (2021) with 9lb high-density underlay, a versatile bonus room, and a tranquil primary suite complete with a walk-in closet, marble countertops, an extra-large soaker tub, separate shower, and a maple medicine cabinet. Two additional bedrooms and a full bathroom offer comfort and flexibility for family, guests, or your home office setup. Architectural details like three drywall niches and quality finishes throughout add even more character. Step outside and fall in love with the south-facing backyard—a true standout—featuring maintenance-free vinyl fencing and a two-tiered vinyl deck (12'x16' top, 12'x11' bottom), perfect for entertaining or unwinding in the sun. Enjoy added peace of mind knowing all gas appliances (furnace, hot water tank, fireplace) are serviced annually by ATCO, with regular anode rod replacement in the

water tank to extend its lifespan. Why You'll Love Living in Cranston: Nestled near the Bow River and Fish Creek Park, Cranston offers stunning pathways, top-rated schools, and exclusive access to Century Hall, featuring year-round amenities for the whole family. Minutes from the Seton Urban District, South Health Campus, restaurants, shops, and the world's largest YMCA, with quick access to both Deerfoot and Stoney Trail. This is more than just a house — it's a home filled with warmth, thoughtful upgrades, and pride of ownership in one of Calgary's best communities. Book your private showing today — this one won't last!