



GRASSROOTS
REALTY GROUP

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522 Cranston Drive SE
Calgary, Alberta

MLS # A2209681



\$569,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,339 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: 2 small sheds

Welcome to this beautifully maintained semi-detached home in an unbeatable location. Conveniently situated close to Sobeys, the Seton Shopping Centre, 130th Avenue amenities, the South Health Campus, public transportation, 5 schools in area, mins to fish creek, walking paths, and just minutes from both Deerfoot and Stoney Trails, this home offers easy access throughout the city. The exterior boasts great curb appeal with a charming front porch and a composite deck complete with glass railings. Inside, you'll find an open-concept layout from the front entry through to the kitchen, dining area, and living room. The main level features hardwood and ceramic tile flooring, Direct access to the single attached garage from the front foyer. Garage also has a man door to the back yard and extra parking on private driveway. The kitchen is both stylish and functional, with white cabinetry, quartz countertops, a corner pantry, stainless steel appliances, and a large island that doubles as a dining table and eating bar. A custom-built storage cabinet sits perfectly under the front window. Recent updates include a new front door and new French doors at the back, both fitted with custom blinds. These French doors lead to a spacious backyard and a large, private south facing patio, ideal for outdoor entertaining. There's also convenient extra parking spot in the back. Upstairs, features two master's one that is overlooking the back yard and is generously sized with a walk-in closet and a four-piece ensuite. A second large bedroom also includes a 3-piece ensuite, making it ideal for guests or roommates. The upper level also offers a full laundry room with extra storage. Enjoy the newer carpet upstairs, custom blinds throughout, gas outlet for BBQ' ing and central vacuum system and attachments. The fully developed basement includes a spacious rec room, a four pce bath,

and a large bedroom. Recent upgrades include a new water softener, Central Air Conditioning and the installation of a commercial continuous hot water system last year. This home is move-in ready and shows 10 out of 10. A must-see property offering comfort, style, and incredible value.