

# \$549,900 - 128 Cranston Gate Se, Calgary

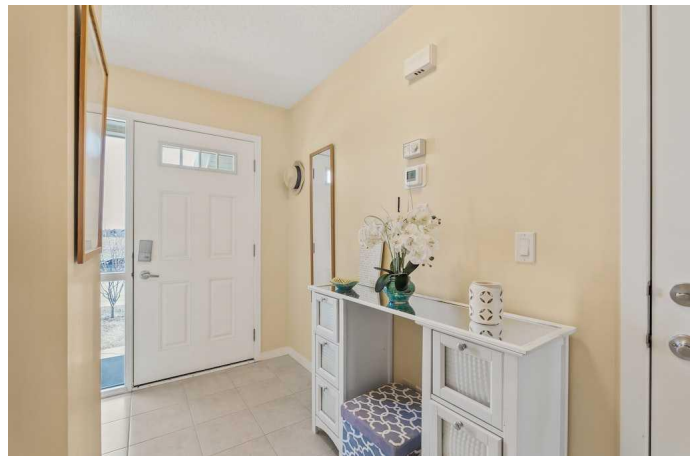
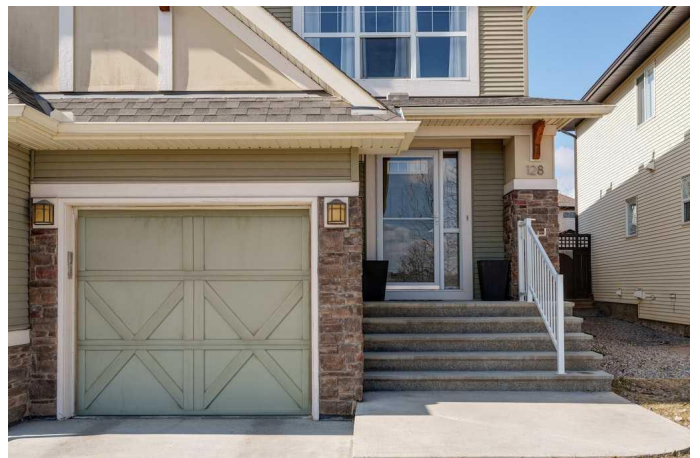
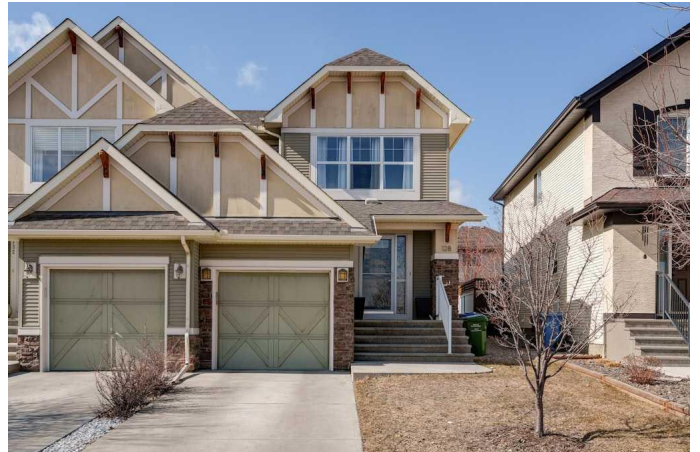
MLS® #A2203702

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,472 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

An incredible opportunity to own a well-maintained home in Cranston, located directly across from a park and within walking distance to a school, the Homeownersâ€™™ Association, and the Cranston Ridge pathway system! This home offers a functional layout with an attached garage, 3 bedrooms, 3.5 bathrooms, and nearly 1,500 square feet of developed space, sitting on a fully landscaped, west-facing backyard. The open concept main floor features hardwood flooring that flows throughout the living areas. A wall of west-facing windows in the living room allows natural light to fill the home all day long. The timeless kitchen includes full-height cottage shaker cabinets and an island that overlooks both the living and dining areas, creating the perfect space for entertaining. It is complete with a suite of stainless-steel appliances and a corner pantry for additional storage. Adjacent to the kitchen is the dining room, offering a comfortable space for hosting family dinners. At the rear of the home, the great room overlooks the backyard, creating a cozy space for relaxing. Completing the main level is a 2-piece powder room and a generous foyer that provides access to the front entrance and garage. The upper-level features 3 bedrooms, 2 bathrooms, and a convenient laundry area with a stacked washer/dryer and additional storage. The large primary suite offers park views and includes a 4-piece ensuite and walk-in closet. Two additional bedrooms and a full bathroom with ample closet space



complete the upper level. The lower level offers a functional layout and has been partially finished, allowing for easy future development. It includes a finished 4-piece bathroom and space for a future 4th bedroom and rec room. Completing the lower level is an expansive storage/utility room. The backyard is perfect for enjoying summer, with a rear deck offering a west exposure and plenty of green space for the family. The attached garage ensures your vehicle and valuables stay clean and secure year-round. This move-in-ready home is ideal for those looking for a well-maintained property in Cranston, just steps away from green spaces, a school, parks, pathways, and the Cranston Residents Association! \*Virtual tour available upon request.

Built in 2011

### **Essential Information**

MLS® #	A2203702
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,472
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	128 Cranston Gate Se
Subdivision	Cranston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 0Z5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	6
Zoning	R-2M
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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