

834 Cranston Drive SE  
Calgary, Alberta

MLS # A2287673



## \$625,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Heat Pump

**Floors:** Carpet, Hardwood, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Ideally located directly across from a large open field and within walking distance of Cranston School (K&ndash;4) and Christ the King School (K&ndash;9), this well-maintained Cardel home has been lightly lived in by its original owner. Move-in ready and featuring central air conditioning and a new hot water tank, the home offers a functional open-concept layout with a kitchen that includes ample counter space, a convenient island with raised eating bar, and a corner pantry. The adjoining dining area accommodates a full-sized table and provides access to the large deck through sliding doors, while the comfortable family room with a gas fireplace offers a welcoming place to relax. A practical mudroom/laundry area connects to the attached double garage. Upstairs you will find three spacious bedrooms, including a generous primary suite with full ensuite and walk-in closet, along with a bright front bonus room. The undeveloped basement presents an opportunity for future development to suit your needs. Unlike many homes with a front attached garage, this home also offers a back lane which provides added separation from neighboring homes, enhancing privacy in the sunny backyard which features a large deck and plenty of room to enjoy. Contact your favorite Realtor to arrange a private showing!