

# \$649,000 - 117 Cranston Way Se, Calgary

MLS® #A2221587

**\$649,000**

3 Bedroom, 4.00 Bathroom, 1,745 sqft

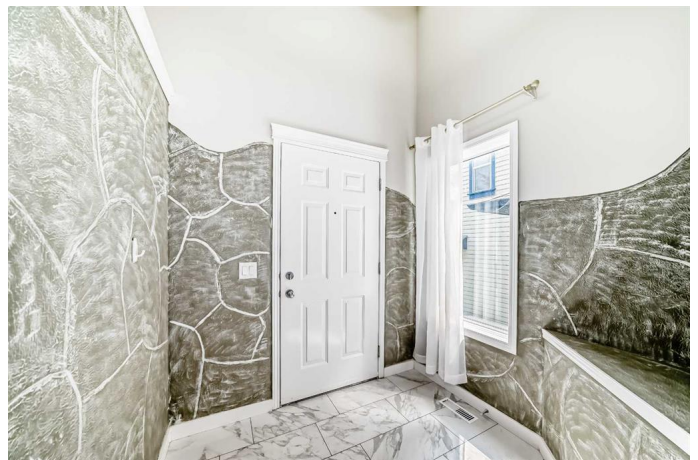
Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to this inviting two-storey family home, perfectly situated within walking distance to two public elementary schools and one Catholic school. Youâ€™ll love the easy access to transit, shopping, playgrounds, and the scenic walking paths of Fish Creek Park. Commuters will appreciate the quick connections to Deerfoot Trail, Stoney Trail, and South Health Campus, as well as the numerous amenities nearby.

With over 2,200 square feet of living space, this bright and spacious home with high ceilings offers a comfortable layout designed for family life. Step into a large, welcoming foyer that leads into the open-concept main floor. The kitchen is both functional and stylish, featuring cabinets, a corner pantry, a generous working island, countertops, and stainless steel appliances. The adjacent dining area is filled with natural light, opening onto the backyard, making it an excellent spot for family meals or entertaining.

The living room is warm and cozy, featuring a corner gas fireplace, perfect for relaxing evenings. You'll also find a convenient mudroom off the garage, complete with a washer and dryer, as well as a two-piece powder room on the main level. Recent upgrades include newer laminate flooring throughout the main floor, new baseboards and modern light fixtures.



Upstairs, you'll find three well-sized bedrooms, including a primary suite with a walk-in closet and a four-piece ensuite. There's also another full four-piece bathroom and a bright, south-facing bonus room that makes an ideal playroom, office, or second living space.

The developed basement adds even more room to enjoy, with a large recreation and entertainment area, a dry bar, and a full three-piece bathroom. Whether you're hosting friends or setting up a cozy movie night, this space is ready for anything.

Outside, the backyard is fully fenced with a good-sized deck and patio—perfect for summer BBQs and outdoor fun. The double attached garage is insulated, drywalled, and ready for Calgary's changing seasons.

This home truly shines from the moment you walk in. If you're looking for a move-in-ready home in a great family-friendly neighbourhood, this one checks all the boxes. Come see it for yourself—it shows beautifully and won't last long.

Built in 2003

### Essential Information

MLS® #	A2221587
Price	\$649,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,745
Acres	0.09
Year Built	2003
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Cranston Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Dry Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	June 4th, 2025
-------------	----------------

Days on Market	12
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	One Percent Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.