

\$525,000 - 294 Cranston Drive Se, Calgary

MLS® #A2156886

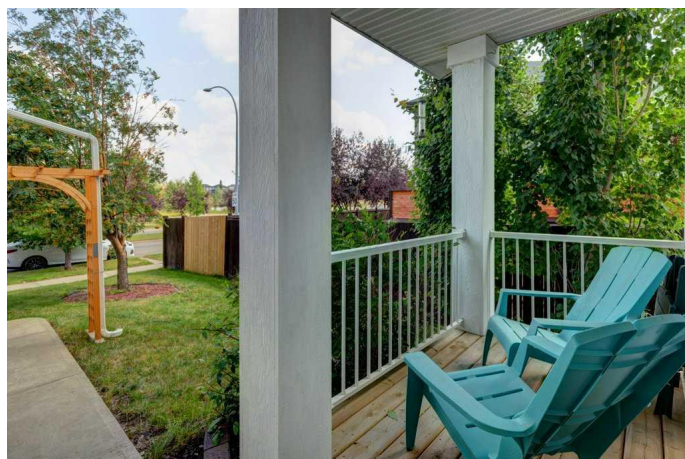
\$525,000

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

This property has an amazing location, directly across from a pond and with miles of walking paths right outside the front door. It's just a block away from the ridge, where you can access even more walking paths that lead through Fish Creek Park, offering breathtaking views of the mountains and the Bow River. The community is well-equipped with shopping, schools, parks, and pathway systems. It also features a vibrant Community Centre and is close to nature, with great access to Stony Trail and Deerfoot. As you walk up the driveway, you'll be welcomed by a covered veranda/porch with fantastic views of the pond across the street. Upon entering this bright, light-filled home, there is a den area with a large window overlooking the front yard. The home has been freshly painted and boasts an open-concept kitchen, dining, and living room. The living room features a cozy gas fireplace, adding warmth to the space. The kitchen cabinets have been refinished, and the fridge, dishwasher, and hood fan are newer (2023). Updated light fixtures, air conditioning (2024), newer kitchen and bathroom faucets (2023), and a newer class 4 roof (2022) installed are just some of the home's recent upgrades. The upper floor has a large primary bedroom with a three piece ensuite and large walk-in closet looking out to the back yard of this home. One of the secondary bedrooms looks out the front of the house capturing the views of the pond and you are often treated to views of wildlife. The two



secondary bedrooms are a good size with a jack and jill four piece bathroom. The fenced and gated backyard is a fantastic space to play. A partially finished basement (2023) includes some drywall, electrical plugs, switches, and fixtures, along with a new laundry tub and there is rough in plumbing for a future bathroom. The basement is currently used as an exercise space with foam square flooring (flooring will stay). Book a showing to view this fantastic property.

Built in 2006

Essential Information

MLS® #	A2156886
Price	\$525,000
Sold Price	\$527,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	294 Cranston Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0G4

Amenities

Amenities	None
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Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot, Treed
Roof	Asphalt
Construction	Brick, Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2024
Date Sold	August 19th, 2024
Days on Market	8
Zoning	R-2M
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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