



117 Cranston Way Calgary Alberta

\$618,888

Welcome to this inviting two-storey family home, perfectly situated within walking distance to two public elementary schools and one Catholic school. You'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 ...

3pc Bathroom 6.25 Ft x 9.08 Ft
Family room 15.33 Ft x 24.00 Ft
Other 6.83 Ft x 10.83 Ft
Living room 17.00 Ft x 13.83 Ft
Kitchen 11.42 Ft x 11.00 Ft
Dining room 8.00 Ft x 11.92 Ft

2pc Bathroom 4.67 Ft x 4.83 Ft
Bonus Room 13.50 Ft x 18.00 Ft
Primary Bedroom 12.17 Ft x 13.00 Ft
Other 4.17 Ft x 4.92 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft
Bedroom 9.42 Ft x 10.08 Ft

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Listing Presented By:



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Pantry 3.92 Ft x 3.92 Ft

Laundry room 5.67 Ft x 7.92 Ft

Bedroom 9.00 Ft x 11.00 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft