

518 Cranston Drive SE
Calgary, Alberta

MLS # A2196822



\$539,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,341 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: none

Location, location, location. This beautifully maintained two-story home offers over 1,800 sq. ft. of living space and is just minutes from Sobeys, Tim Hortons, the 130th Avenue shopping area, Stoney Trail, Deerfoot Trail, and the 22X. Step into a spacious foyer with ample closet space, leading to an attached single garage that is fully insulated and drywalled. The kitchen boasts plenty of cabinet and counter space, a corner pantry, and a large island with a raised eating bar. The main level features hardwood flooring throughout, a spacious living room with a cozy corner gas fireplace, and sliding patio doors that open onto a large deck with gas outlet and a south-facing backyard that is fully landscaped and fenced. A convenient half bath completes the main floor. Upstairs, you'll find three generously sized bedrooms, all with walk-in closets, including the master bedroom with its own walk-in closet. There is a 4 pce bath upstairs that is nicely renovated. The fully developed basement offers a large recreation room, an additional three-piece bathroom, and a spacious fourth bedroom. There is also extra storage under the stairs and in the utility room. This is an incredible opportunity to live in a fantastic community close to all amenities. The community center offers a rink for winter skating, park, functions can be booked for dinners, wine tasting and dances, making it a perfect place to call home.