

**120 Cranston Drive SE**  
**Calgary, Alberta**

**MLS # A2232416**



**\$799,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,294 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Area Rug in Basement Office, Utility Shelves in Basement (2), Gazebo & Pergola on Back Deck

Step into this stunning former showhome in Cranston, where over 3,300 sq ft of beautifully developed living space awaits. This 3-bedroom, 3.5-bathroom home features soaring vaulted ceilings, high-end finishes, and a layout designed for both daily living and effortless entertaining. The finished basement offers incredible flexibility, perfect for movie nights, a games area, or a cozy retreat. There's also a versatile office/storage room that could easily be converted into a 4th bedroom with the addition of an egress window! Outside, discover your own private garden oasis. Immaculately landscaped and full of charm, the backyard offers peaceful seating areas and lush greenery, deal for gardening enthusiasts or those who love to host outdoors. A spacious double attached garage and convenient main-floor laundry round out this thoughtfully designed home. Located at 120 Cranston Drive SE, you're just steps from schools, playgrounds, the scenic Bow River pathways, and Cranston's vibrant shopping and dining hub. This home is the perfect blend of comfort, community, and southeast Calgary charm.