

## 132 Cranston Gate SE Calgary, Alberta

**MLS # A2260217**



# \$579,900

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Get ready to be amazed! This absolutely stunning duplex with the single oversize garage is located on a tranquil street situated directly across from a picturesque park and conveniently within walking distance of local schools. This property boasts over&nbsp;1400 sqft&nbsp;of exquisite living space; this gem features 3 spacious bedrooms and 2.5 beautifully designed bathrooms.&nbsp;As you enter the open-concept&nbsp;main floor, you are greeted by stunning maple hardwood flooring that elegantly flows through the living spaces, enhancing the warmth and character of the home. A wall of thoughtfully placed west-facing windows in the living room invites an abundance of natural light, creating a bright and inviting atmosphere.&nbsp;The chef&rsquo;s kitchen is a dream come true, boasting lavish quartz countertops, a stylish island ideal for entertaining, and a sleek stainless steel appliance package. With white acrylic cabinets and a corner pantry, you&rsquo;ll have everything you need right at your fingertips. The adjoining dining area is perfect for family gatherings or dinner parties! The upper level features 3 bedrooms with an ample Primary with their own 4-piece ensuite bathrooms, a large walk-in closet and a small office desk conveniently located between bedrooms. The west-facing backyard is a sun-soaked oasis, meticulously maintained and fully fenced for privacy. It features a spacious, well-constructed patio that is perfect for entertaining or unwinding on warm summer days. This outdoor retreat offers ample space for dining, lounging, and enjoying outdoor activities. Schedule your personal viewing today to explore this remarkable property.&nbsp;