

**1076 Cranston Drive SE**  
**Calgary, Alberta**

**MLS # A2291177**



**\$729,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,887 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Basement: Refrigerator, Stove, Washer/Dryer. Window Covering As-is, One Garage Remote Control

LEGAL Basement Suite | New Roof and Flooring | Separate Entrance | Open to Above Floor Plan | 5 Bed 4 Bath. Welcome to this bright, spacious home with a LEGAL basement suite and incredible income potential in a highly convenient location. The main floor features an inviting open-to-above floor plan that creates an airy and bright atmosphere, with a comfortable living room, dining area, and well-appointed kitchen forming the heart of the home. A versatile main floor den provides the perfect space for a home office or study, while a convenient powder room and separate laundry room add everyday practicality. Upstairs you’ll find three well-sized bedrooms, including an expansive master bedroom with its own ensuite bathroom, along with an additional 4-piece bathroom serving the other bedrooms. The fully developed lower level features a city-approved legal basement suite with a SEPARATE SIDE ENTRANCE, offering an excellent mortgage helper or investment opportunity, complete with two bedrooms, a comfortable living area, full kitchen, separate laundry, utility room, and another set of appliances. The home has seen several recent upgrades, including a new roof in 2022, new flooring on the main floor and basement, and fresh interior paint, giving it a clean and updated feel. Ideally located close to schools, hospital, shopping, parks, community center, and with quick access to Stoney Trail and Deerfoot Trail, this property offers both everyday convenience and long-term value. Whether you’re looking for a comfortable family home or a smart investment opportunity, this is one you won’t want to miss. Book your viewing today!