

**30 Cranston Place SE**  
**Calgary, Alberta**

**MLS # A2301690**



**\$850,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, No B		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Curtain Rods, TV Wall mounts

**OPEN HOUSE: SATURDAY APRIL 25th 12:00P - 2:00P !!!** Welcome Home to the established side of Cranston! This **UPGRADED** bungalow sits on a generous 7200sqft, pie shaped lot in a quiet cul-de-sac. Right beside this property is a pathway that will have you on the Ridge of the Bow River Pathway in minutes. Upon entry, you will be greeted with vaulted ceilings and a bright, open floor plan. A large formal dining space allows for hosting your gatherings with ease. A **FULLY** updated kitchen is the superstar of this property with granite counters, **NEW** cabinets, **UPDATED STAINLESS STEEL** appliances, soft-close features and a skylight adding even more light to this bright space. No feature was ignored when this kitchen was upgraded. **NEW VINYL PLANK** flooring throughout the main floor and basement has been added, as well as new carpet in the primary room and on the stairs. Enjoy having your primary space on the main level, with an additional bedroom (or office!), and 2 bedrooms in the basement **PLUS** a third room that can be a dedicated office space. The second living room space in the basement allows flexibility of options. Looking for a hobby or business space? Look no further - this basement has an oversized utility room that can be used for a workshop, hobby space, or home business. This outside oasis will have you enjoying more time outside with a **LOW MAINTENANCE FRONT YARD**, and your landscaped backyard with established foliage (complete with an establish, well-producing apple tree!). Compete with a spacious deck for enjoying your yard, BBQing, or hosting company in the summer months. Installed exterior lighting allows you to save your time (and back!) during the holidays season. Looking to save some money on bills? **SOLAR PANELS** have been installed on the roof to help cut down on some costs. This home boasts

proximity to major roadways, a grocery store and basic amenities minutes away. With multiple schools in the community, a hospital close-by, and all the amenities of SETON minutes away - come see why you should call 30 Cranston Place YOUR new HOME!