

**124 Cranston Gate SE**  
**Calgary, Alberta**

**MLS # A2302235**



**\$564,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Front, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

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

**Inclusions:** none

Across from a park and just steps to the scenic pathways of Cranston Ridge and Fish Creek, this move-in ready home offers the kind of lifestyle many buyers are looking for. Impeccably maintained and thoughtfully updated, this two-storey offers over 1,800 sq ft of total living space in a quiet, family-friendly setting. The main floor is bright and functional, centered around a refreshed kitchen with granite countertops, stainless steel appliances, and a corner pantry, opening into a comfortable living room with a gas fireplace. Upstairs features three spacious bedrooms, including a primary suite with a walk-in closet and full ensuite, along with the convenience of upper floor laundry. The fully developed basement adds a large rec room, full bathroom, and flexible space for a home office, gym, or guest area. Outside, the west-facing backyard is private and fully fenced, with mature trees, irrigation, and a stone patio perfect for summer evenings. Additional features include central A/C, newer hot water tank, updated lighting and fixtures, a hardwired alarm system, and a fully finished insulated garage. Homes like this are hard to find in this location. Book your showing today.