

**524 Cranston Drive SE**  
**Calgary, Alberta**

**MLS # A2302778**



**\$539,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectan		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Mounts x 2		

What An Opportunity—Unbeatable Location, No Condo Fees, and a Private Backyard. This beautifully maintained semi-detached home offers over 1,900 sq. ft. of finished living space. The main level showcases a bright, open-concept design with gleaming hardwood floors, a spacious living room anchored by a cozy corner gas fireplace, and a versatile private den—perfect for a home office or flex space. The kitchen is both stylish and functional, featuring maple shaker-style cabinetry, granite countertops, subway tile backsplash, a corner pantry, and an eat-up breakfast bar. It flows seamlessly into the dining area, ideal for entertaining, with convenient access to the backyard for summer grilling. Upstairs, you’ll find two generously sized bedrooms, including a comfortable primary retreat with a large walk-in closet. The second bedroom is equally spacious and perfect for kids, guests, or a home office. The main bathroom offers a spa-like feel with a deep soaker tub, separate shower, and ample counter space. The fully finished lower level extends your living space with a large recreation area—perfect for movie nights, a home gym, or playroom—along with a third bedroom, a 3-piece bathroom, and plenty of storage. Step outside to your private backyard, ideal for summer BBQs, relaxing evenings, or letting kids and pets play freely. With no condo fees and a location close to schools, parks, shopping, and transit, this home is an exceptional opportunity for families, first-time buyers, or investors alike. Homes like this don’t last—book your showing today.