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524 Cranston Drive SE
Calgary, Alberta

MLS # A2344961

$534,900

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

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Stone, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mounts x 2 (TV's will be removed)

An Exceptional Opportunity — Prime Location, No Condo Fees, and Your Own Private Backyard. This beautifully maintained semi-detached home offers over 1,900 sq. ft. of finished living space and a layout designed for comfort, flexibility, and everyday living. The main floor features a bright, open-concept design with gleaming hardwood floors, a spacious living room anchored by a corner gas fireplace, and a versatile private den—ideal for a home office, study space, or quiet retreat. The kitchen blends style and function with maple shaker cabinetry, granite countertops, a subway tile backsplash, corner pantry, and an eat-up breakfast bar. It flows seamlessly into the dining area, perfect for hosting family dinners or entertaining friends, with direct access to the backyard for easy summer grilling. Upstairs, you’ll find two generously sized bedrooms, including a welcoming primary suite with a large walk-in closet. The second bedroom offers excellent space for kids, guests, or a second office. The main bathroom feels spa-inspired, complete with a deep soaker tub, separate shower, and ample counter space. The fully finished lower level expands your living options with a large recreation room—perfect for movie nights, a home gym, or a playroom—along with a third bedroom, a 3-piece bathroom, and plenty of storage. Step outside to your private backyard, an ideal spot for BBQs, relaxing evenings, or a safe space for kids and pets to play. With no condo fees and a location close to schools, parks, shopping, and transit, this home offers outstanding value for families, first-time buyers, or investors. Homes like this don’t last—book your showing today.

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