

# \$599,900 - 117 Cranston Way Se, Calgary

MLS® #A2247727

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Situated in the highly sought after, family friendly community of Cranston this bright and spacious two storey offers the perfect blend of comfort, style, and convenience. Families will love being just a short stroll from multiple schools, playgrounds, and scenic walking paths, with shopping, transit, and Fish Creek Park all close at hand. Commuting is effortless with quick access to South Health Campus, Deerfoot and Stoney Trail, while nearby amenities make everyday living a breeze. Inside, a welcoming foyer leads to a light filled main floor with soaring ceilings and an easy flow layout. The bright white kitchen is equipped with stainless steel appliances, a large island, ample counter space, and a corner pantry, while the dining area provides a natural gathering place with direct access to the backyard. The living room's corner gas fireplace adds warmth and charm, creating the perfect spot to unwind. A mudroom with laundry and a half bath complete the main level. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and ensuite, plus a sunny bonus room and another full bathroom. The fully finished basement expands the living space with a versatile recreational/media room, dry bar, and an additional bathroom ideal for guests or entertaining. Outdoors, enjoy a fully fenced established landscaped yard with a deck and patio, perfect for summer BBQs, along with an insulated double garage ready for Calgary's seasons. Move-in ready and



designed for modern family living, this home is sure to impress. Click on media for the video and book your private showing today!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247727    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,754       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 Cranston Way Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1E9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Open Floorplan                                                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Treed         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-G               |
| HOA Fees       | 190               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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