

# \$649,000 - 14 Cranston Drive Se, Calgary

MLS® #A2206573

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,476 sqft  
Residential on 0.11 Acres

Cranston, Calgary, Alberta

This gorgeous bungalow features nearly 1,600 sq ft of developed living space, and an additional 1,060 square feet of undeveloped space on the lower level offering endless potential! The open concept design creates a bright, airy space, seamlessly connecting the living, dining, and kitchen areas, while showcasing the beautiful maple hardwood floors.

The living room is a true highlight, with vaulted ceilings, large windows, and a gas fireplace as the centerpiece. Just off the kitchen, patio doors lead to a large deck and spacious backyard.

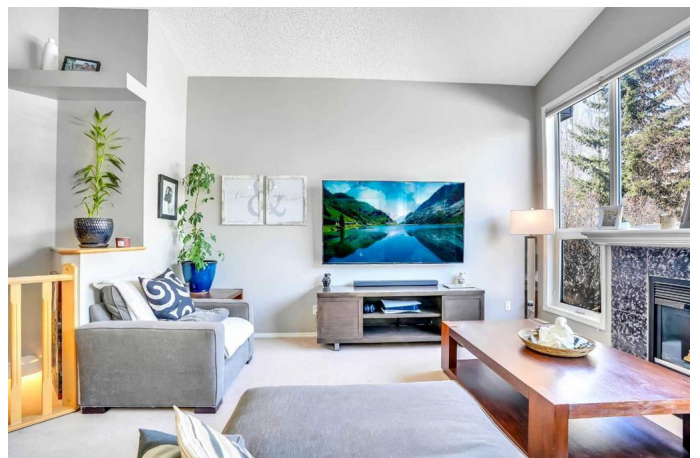
The additional room on the main floor offers great versatility—it could serve as another formal dining area for entertaining or be used as a home office.

The basement includes a finished 3rd bedroom and plenty of room to create your ideal space—whether it's a home theater, game room, or family room. Plus, there's ample storage.

The large master bedroom features an ensuite with a corner soaker tub, separate shower, and a walk-in closet. Main floor laundry, a 4-piece bathroom, and another bedroom complete the main floor.

The double attached garage is insulated and drywalled, with additional parking available in the front driveway.

Recent upgrades include a new roof and furnace (2021), new stove, fridge, washer & dryer (2021), a new hot water tank (2016), and



a newly replaced deck (2016).

Ideally situated near Stoney Trail, Bow River and Fish Creek Park. Residents also have access to Cranston's Century Hall, which offers a range of recreational activities, a full-size gymnasium, and a 7-acre gated park with a splash park, skating rink, tennis & basketball courts and more. Also close to shopping, dining, the South Health Campus, schools and so much more!

Built in 2000

### Essential Information

MLS® #	A2206573
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,476
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	14 Cranston Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1A1

### Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Features Private Yard

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 8

Zoning R-G

HOA Fees 181

HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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