



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**921 Cranston Drive SE
Calgary, Alberta**

MLS # A2284964



\$630,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Soaking Tub, Storage		

Inclusions: None

OVER \$30K IN UPGRADES | NEWER ROOF | NEW WINDOWS THROUGHOUT | NEW HOT WATER TANK | GREAT STARTER HOME AT A FANTASTIC PRICE! Beautifully maintained home in one of Calgary's most loved family communities—Cranston. Offering over 1,700 sq ft above grade, this home delivers 3 bedrooms, 2.5 bathrooms, a large upper bonus room, and a double front-attached garage. Hardwood flooring flows through the kitchen and dining areas, leading into a welcoming open-concept main floor perfect for everyday living and entertaining. The kitchen is well-equipped with stainless steel appliances, a corner pantry, tile backsplash, a central island with breakfast bar seating, and plenty of cabinetry. The sunny dining area opens directly to the sunny back deck. A convenient laundry/mudroom off the garage and a tucked-away 2 pc powder room complete the main level. Upstairs, the layout truly shines with a spacious bonus room featuring large windows and a cozy stone-faced corner fireplace, ideal for movie nights, a playroom, or a second living space. You'll also find three generously sized bedrooms, including a primary retreat with a walk-in closet and a 4 pc ensuite offering a jetted soaker tub, stand-up shower, and extended vanity. The unfinished basement is ready for your future plans—whether that's a home gym, extra bedrooms, or a full recreation space. Outside, enjoy a fully fenced backyard, a large deck, and plenty of room for kids, pets, or gardening. Ideally situated near the Cranston Ridge and Bow River pathway system, the Cranston Residents Association (Century Hall) with its splash park, skating, and community programs, plus multiple playgrounds, green spaces, and walking paths. Schools are close by with both public and Catholic options in Cranston and surrounding

communities, and you'll love the quick access to Deerfoot Trail and Stoney Trail.