



GRASSROOTS
REALTY GROUP

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32 Cranston Gate SE
Calgary, Alberta

MLS # A2315223



\$525,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,475 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Affordable, move-in ready half duplex, 2 Story located in the desirable community of Cranston! Offering 1,474 sq. ft. of living space, this home features great curb appeal, an attached garage, and a bright open-concept layout. The main level showcases gorgeous hardwood flooring, large windows providing abundant natural light, a spacious living room with access to the large, fenced backyard. Step into a stylish kitchen complete with dark-toned cabinetry, granite countertops, tiled backsplash, corner pantry, stainless steel appliances, island with sink & a brand new dishwasher, seating and lots of counter space to prep a family gathering meal . Upstairs offers 3 generously sized bedrooms, convenient upper-floor laundry, and a spacious primary retreat with a walk-in closet and 4-piece ensuite. The unfinished basement provides endless potential for future development. A fantastic opportunity to own in one of Calgary's most sought-after communities! Walking distance to all amenities, schools, grocery stores, cafes, restaurants, parks, and easy access to South Health Campus ,Only houses away from the ridge above the Bow River Valley. The walking /cycling path goes from Deerfoot Trail at 212 Ave SE west to overlooking Stony Tr crossing the Bow River... and your only 1 minute from the bus stop!