



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

953 Cranston Drive SE
Calgary, Alberta

MLS # A2317527



\$695,000

Division:	Cranston		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,423 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Wet Bar		
Inclusions:	N/A		

FULLY RENOVATED | 5 BEDROOMS | 3 FULL BATHROOMS | 2,270 SQ. FT. DEVELOPED | DOUBLE ATTACHED GARAGE |

Welcome to this fully renovated Cranston family home offering an impressive 2,270 sq. ft. of developed living space, 5 bedrooms, 3 full bathrooms, and a double attached garage. Unlike many larger homes that still require costly updates, this move-in-ready property combines modern finishes, exceptional functionality, and flexible living space designed for today's families. From the moment you step inside, the soaring vaulted ceilings and open-concept design create a bright, spacious atmosphere that feels far larger than the home's footprint suggests. The beautifully renovated kitchen serves as the heart of the home, featuring quartz countertops, stainless steel appliances, a large island, pantry storage, and seamless flow into the dining and living areas. Luxury vinyl plank flooring, updated finishes, and abundant natural light complete a space that is equally suited for everyday living and entertaining. The unique split-level layout provides outstanding separation of space for growing families. Two spacious bedrooms and a full bathroom occupy the main family level, while the entire upper floor is dedicated to a private primary retreat complete with a generous bedroom, walk-in storage, and a beautifully renovated 5-piece ensuite. Downstairs, the fully developed lower level dramatically expands the home's versatility. Featuring two additional bedrooms, a full bathroom, laundry area, large recreation room, and kitchenette/wet bar space, this level is ideal for teenagers, extended family, guests, multi-generational living, a home office, fitness area, or hobby space. With five total bedrooms and three full bathrooms, there is room here for virtually every stage of family life. Outside, you'll enjoy a beautifully landscaped and fenced

yard, deck, front porch, BBQ gas line, mature trees, and the convenience of a double attached garage. Cranston's sought-after location places you close to schools, parks, playgrounds, shopping, transit, the YMCA, South Health Campus, and the Bow River pathway system. This home offers exceptional value, and true move-in-ready condition, this is a rare opportunity to secure a home that checks all the boxes.