



GRASSROOTS
REALTY GROUP

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13 Cranston Drive SE
Calgary, Alberta

MLS # A2326228



\$774,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,403 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Treed, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s)		

Inclusions: N/A

This beautiful former Baywest showhome is sure to make an amazing impression. This magnificent home achieved 'finalist' for a SAM award. From the moment you arrive you'll appreciate the attention to details. A warm and inviting front entrance welcomes you into the home where instantly you notice the elegant curved staircase and the abundance of natural light that floods this home. The main level of the home features a formal living room & dining room, den/office or a flex room, large & bright family area with soaring high ceiling and views out into the backyard and a 2 sided fireplace blends the family room and chefs kitchen which features a beautiful breakfast nook, island, lots of cabinets, pantry, granite counter tops, ss appliances. Main floor laundry/mudroom & 2 pc. bathroom compete the main floor. As you make your way up the grand staircase to the upper floor you will love the views into the family room below. This floor features 2 large kids rooms, a 4 pc bathroom and beautiful french doors welcome you into the large master suite at the rear of the house with a huge walk in closet and a stunning 5 pc en suite with a large soaker tub, dual sinks and stunning wrap around tiled shower. The lower level is undeveloped but really well laid out future development and awaits your finishing touch. Your new home has all of the "extras" too! Finished 2 car attached heated garage, Exposed Aggregate Driveway & Walkway, New Furnace & Humidifier, New Fridge & Dishwasher, All new Toilets throughout, Central Air Conditioning, Underground Sprinklers, Alarm System and Water Softener too name a few. All this on a private treed, fully fenced and landscaped yard with a spacious deck, gas BBQ hookup and interlocking brick patio area. This yard is an amazing place for the kids to play and family to entertain. This home is located in an amazing

location, walking distance to all 3 schools, parks , playgrounds and the pathways system to Fish Creek Park & the River. Very well maintained and shows it's pride of ownership.