



GRASSROOTS
REALTY GROUP

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1012 Cranston Drive SE
Calgary, Alberta

MLS # A2343604

\$569,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Private Electric Vehicle Charge Station		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to 1012 Cranston Drive SE, a well-maintained detached two-storey home offering approximately 1,410 sq. ft. above grade, a substantially developed basement, a SolarEdge HD-Wave solar energy system installed in 2022, and the everyday convenience of a double attached garage. The bright and functional main level features an inviting living room with gas fireplace, a practical kitchen and dining area, main floor laundry, and convenient access to both the garage and backyard, while upstairs you will find two generously sized bedrooms, including an impressive primary retreat measuring approximately 16'8" x 16'2" with a large walk-in closet and private four piece ensuite, along with an additional four-piece bathroom. The lower level adds valuable living space with a spacious 23'10" x 14'10" family/recreation room and an existing bathroom rough-in offering future development potential. A major feature of this home is the 2022 SolarEdge HD-Wave solar system, providing a substantial modern energy-efficiency upgrade, while additional improvements include a 2018 roof, central air conditioning, water softener, 2025 dishwasher, and an insulated double attached garage with EV charging capability. Outside, the fully fenced and landscaped yard includes a large deck ideal for summer entertaining, and the property is conveniently located within the established community of Cranston with easy access to schools, parks, pathways, shopping, South Health Campus, Seton, Deerfoot Trail and Stoney Trail. With its combination of thoughtful upgrades, practical living space, energy conscious features, and a well established Cranston location, this home offers a compelling opportunity for buyers seeking comfort, convenience, and long term functionality.

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