



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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120 Cranston Drive SE
Calgary, Alberta

MLS # A2232416



\$775,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Area Rug in Basement Office, Utility Shelves in Basement (2), Gazebo & Pergola on Back Deck

PRICE REDUCED \$40,000!! Introducing 120 Cranston Drive SE, a former showhome nestled in Cranston's family-friendly southeast corridor. Offering over 3,300sqft of exquisitely finished living space, this 3-bedroom, 3.5-bath home features soaring vaulted ceilings, spacious living areas, and a fully developed basement perfect for kids, entertainment, or a potential 4th bedroom. Beyond the interior, the property shines with its private garden oasis, pergola and gazebo, lush seating nooks, and abundant greenery, ideal for hosting or quiet relaxation. Additional highlights include a double attached garage, main-floor laundry, and central vacuum. Just steps from schools, playgrounds, Cranston Market, and the scenic Bow River pathways, this home combines sophisticated design with a connected, active community vibe.