

**14 Cranston Drive SE**  
**Calgary, Alberta**

**MLS # A2206573**



**\$649,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** None

This gorgeous bungalow features nearly 1,600 sq ft of developed living space, and an additional 1,060 square feet of undeveloped space on the lower level offering endless potential! The open concept design creates a bright, airy space, seamlessly connecting the living, dining, and kitchen areas, while showcasing the beautiful maple hardwood floors. The living room is a true highlight, with vaulted ceilings, large windows, and a gas fireplace as the centerpiece. Just off the kitchen, patio doors lead to a large deck and spacious backyard. The additional room on the main floor offers great versatility—it could serve as another formal dining area for entertaining or be used as a home office. The basement includes a finished 3rd bedroom and plenty of room to create your ideal space—whether it’s a home theater, game room, or family room. Plus, there’s ample storage. The large master bedroom features an ensuite with a corner soaker tub, separate shower, and a walk-in closet. Main floor laundry, a 4-piece bathroom, and another bedroom complete the main floor. The double attached garage is insulated and drywalled, with additional parking available in the front driveway. Recent upgrades include a new roof and furnace (2021), new stove, fridge, washer & dryer (2021), a new hot water tank (2016), and a newly replaced deck (2016). Ideally situated near Stoney Trail, Bow River and Fish Creek Park. Residents also have access to Cranston’s Century Hall, which offers a range of recreational activities, a full-size gymnasium, and a 7-acre gated park with a splash park, skating rink, tennis & basketball courts and more. Also close to shopping, dining, the South Health Campus, schools and so much more!