

# \$769,900 - 222 Cranston Gate Se, Calgary

MLS® #A2200004

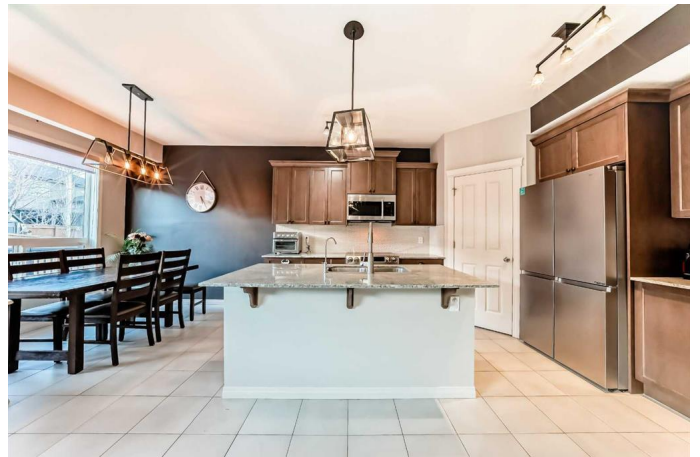
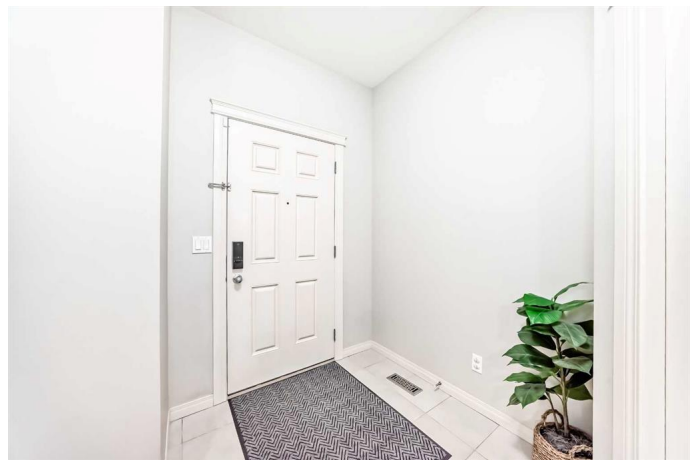
**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,975 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Beautiful Former Show Home with Upgraded Interiors and Essential Features in the Sought-After Cranston Community. This stunning two-storey home welcomes you from the moment you step into the bright, white toned foyer. The main floor offers high ceilings, an open-concept layout, and a kitchen equipped with granite countertops and newer stainless-steel appliances, including an updated dishwasher (2023) / microwave hood, and refrigerator (2024) / washer and dryer (2021). The kitchen also features a convenient water purifier attached to the separate faucet. A walkthrough pantry connecting the kitchen to the mudroom/garage adds extra organization and ease. The living room with a corner gas fireplace exudes a sense of openness, with its high ceilings and large windows. A two-tiered deck and a sunny west-facing backyard create the perfect space for family gatherings or moments of relaxation. The upper level includes a spacious master bedroom, two additional bedrooms, a family room, and a laundry room—all with cozy carpeting throughout (tiles in laundry room). The master suite boasts a walk-in closet and a luxurious 5-piece ensuite with granite countertops, double vanities, a makeup counter, a soaker tub, and a separate shower behind barn door. The two additional bedrooms are generously sized, perfect for children. The 4-piece bathroom also features granite countertops. The large family room on this level is ideal for family time, and the convenient upper-level



laundry room eliminates the need to go up and down the stairs. The fully developed basement adds even more living space, featuring another family room, a bedroom, and a 3-piece bathroomâ€”perfect for hosting guests. Additional features include air conditioning, underground sprinklers and an attached double garage. Conveniently located near schools, playgrounds, major transportation routes, and commercial areas. This well-maintained property is ready to become your next home, offering exceptional features and comfort. Schedule your showing today!

Built in 2012

### **Essential Information**

MLS® #	A2200004
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,975
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	222 Cranston Gate Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1L9

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Interior Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	52
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Canyon Creek
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