

132 Cranston Gate SE
Calgary, Alberta

MLS # A2260217

\$579,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,472 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Get ready to be amazed! This absolutely stunning duplex with the single oversize garage is located on a tranquil street situated directly across from a picturesque park and conveniently within walking distance of local schools. This property boasts over 1400 sqft of exquisite living space; this gem features 3 spacious bedrooms and 2.5 beautifully designed bathrooms. As you enter the open-concept main floor, you are greeted by stunning maple hardwood flooring that elegantly flows through the living spaces, enhancing the warmth and character of the home. A wall of thoughtfully placed west-facing windows in the living room invites an abundance of natural light, creating a bright and inviting atmosphere. The chef's kitchen is a dream come true, boasting lavish quartz countertops, a stylish island ideal for entertaining, and a sleek stainless steel appliance package. With white acrylic cabinets and a corner pantry, you'll have everything you need right at your fingertips. The adjoining dining area is perfect for family gatherings or dinner parties! The upper level features 3 bedrooms with an ample Primary with their own 4-piece ensuite bathrooms, a large walk-in closet and a small office desk conveniently located between bedrooms. The west-facing backyard is a sun-soaked oasis, meticulously maintained and fully fenced for privacy. It features a spacious, well-constructed patio that is perfect for entertaining or unwinding on warm summer days. This outdoor retreat offers ample space for dining, lounging, and enjoying outdoor activities. Schedule your personal viewing today to explore this remarkable property.