

# \$569,900 - 522 Cranston Drive Se, Calgary

MLS® #A2209681

**\$569,900**

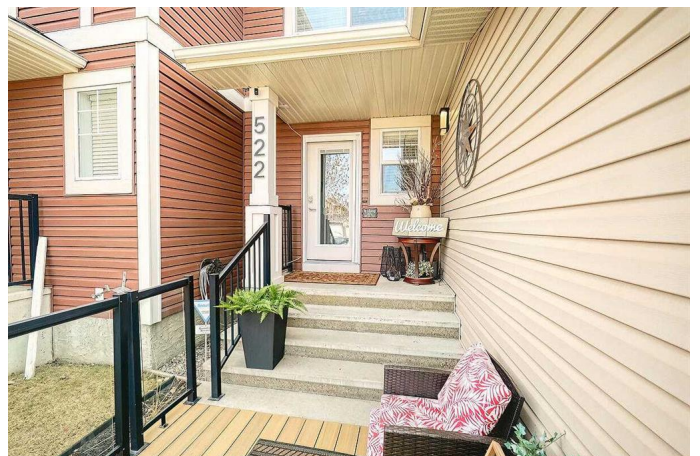
3 Bedroom, 4.00 Bathroom, 1,339 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully maintained semi-detached home in an unbeatable location. Conveniently situated close to Sobeys, the Seton Shopping Centre, 130th Avenue amenities, the South Health Campus, public transportation, 5 schools in area, mins to fish creek, walking paths, and just minutes from both Deerfoot and Stoney Trails, this home offers easy access throughout the city.

The exterior boasts great curb appeal with a charming front porch and a composite deck complete with glass railings. Inside, you'll find an open-concept layout from the front entry through to the kitchen, dining area, and living room. The main level features hardwood and ceramic tile flooring, Direct access to the single attached garage from the front foyer. Garage also has a man door to the back yard and extra parking on private driveway.

The kitchen is both stylish and functional, with white cabinetry, quartz countertops, a corner pantry, stainless steel appliances, and a large island that doubles as a dining table and eating bar. A custom-built storage cabinet sits perfectly under the front window. Recent updates include a new front door and new French doors at the back, both fitted with custom blinds. These French doors lead to a spacious backyard and a large, private south facing patio, ideal for outdoor entertaining. There's also convenient extra parking spot in the back.



Upstairs, features two master's one that is overlooking the back yard and is generously sized with a walk-in closet and a four-piece ensuite. A second large bedroom also includes a 3-piece ensuite, making it ideal for guests or roommates. The upper level also offers a full laundry room with extra storage. Enjoy the newer carpet upstairs, custom blinds throughout, gas outlet for BBQ' ing and central vacuum system and attachments.

The fully developed basement includes a spacious rec room, a four pce bath, and a large bedroom. Recent upgrades include a new water softener, Central Air Conditioning and the installation of a commercial continuous hot water system last year.

This home is move-in ready and shows 10 out of 10. A must-see property offering comfort, style, and incredible value.

Built in 2007

### **Essential Information**

MLS® #	A2209681
Price	\$569,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,339
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	522 Cranston Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	13
Zoning	R-2M
HOA Fees	180
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.