

**271 Cranston Drive SE
Calgary, Alberta**

MLS # A2167161



\$500,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,397 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: TV Arm, Shed

Welcome to your new home in the beautiful river & ravine community of Cranston! This delightful fully finished duplex features two storeys of comfortable living space, perfect for families or those seeking a serene lifestyle. As you step inside, you’re greeted by a bright and airy open-concept layout that seamlessly connects the den, living, dining, and kitchen areas—ideal for entertaining or cozy evenings at home. The stylish kitchen boasts modern appliances and ample counter space, making meal prep a breeze. Upstairs, you’ll find spacious bedrooms with generous natural light, including a tranquil master suite complete with an en-suite bathroom and walk-in closet. The additional bedrooms and 4-pc bath offer flexibility for guests, a home office, or a playroom. The fully finished basement provides extra living space, perfect for a family room or workout area, and includes convenient laundry and storage space. Step outside to your private backyard oasis, where you can enjoy morning coffees or summer BBQs in a peaceful setting. The single attached garage adds convenience, keeping your vehicle safe from the elements. Located near scenic walking paths and picturesque ponds you’ll have access to the natural beauty of the surrounding river and ravine pathway system. Explore the outdoor trails, parks, and community amenities just a stone’s throw away. Don’t miss this opportunity to own a charming home in one of Calgary’s most sought-after neighborhoods! Schedule your showing today!