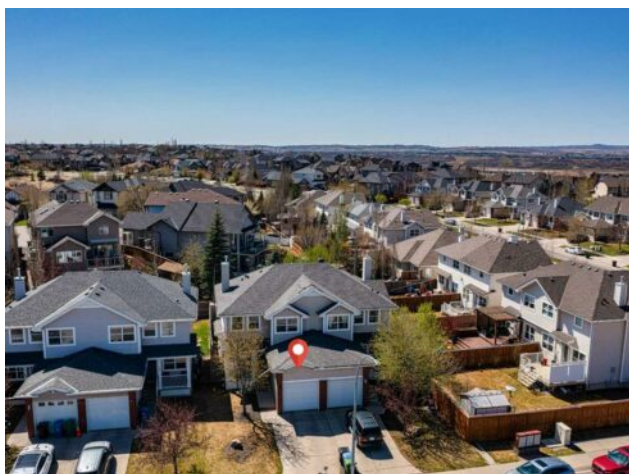


**34 Cranston Way SE**  
**Calgary, Alberta**

**MLS # A2217698**



**\$565,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 34 Cranston Way SE—a beautifully maintained semi-detached home situated in a prime location. Ideally located just minutes from Sobeys, Seton Shopping Centre, the amenities of 130th Avenue, South Health Campus, public transit, five local schools, the YMCA, public library, and scenic Fish Creek Park, this home offers unparalleled convenience. Enjoy quick access to both Deerfoot and Stoney Trails, making your commute a breeze. This home boasts fantastic curb appeal with a charming front porch and a single attached garage, complemented by additional parking on the private driveway. Step inside to an open-concept main floor featuring a bright entryway, den, stylish kitchen with ample cabinetry, stainless steel appliances, and a functional island that flows into the dining and living areas. Beautiful flooring throughout enhances the warm and inviting atmosphere. Upstairs, you'll find a generous primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The partially developed basement offers a large recreation room, an additional bedroom with a walk-in closet, and rough-ins for a future bathroom—ideal for growing families or guests. Recent updates include a new water tank and roofing. The spacious, south-facing backyard is fully fenced and features a deck—perfect for outdoor entertaining. Regular furnace maintenance and duct cleaning have been completed recently. This ready-to-occupy home seamlessly blends comfort, style, and exceptional convenience. Be sure to check out the photos—this is a must-see property offering exceptional value.