

\$599,900 - 117 Cranston Way Se, Calgary

MLS® #A2247727

\$599,900

3 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Situated in the highly sought after, family friendly community of Cranston this bright and spacious two storey offers the perfect blend of comfort, style, and convenience. Families will love being just a short stroll from multiple schools, playgrounds, and scenic walking paths, with shopping, transit, and Fish Creek Park all close at hand. Commuting is effortless with quick access to South Health Campus, Deerfoot and Stoney Trail, while nearby amenities make everyday living a breeze. Inside, a welcoming foyer leads to a light filled main floor with soaring ceilings and an easy flow layout. The bright white kitchen is equipped with stainless steel appliances, a large island, ample counter space, and a corner pantry, while the dining area provides a natural gathering place with direct access to the backyard. The living room's corner gas fireplace adds warmth and charm, creating the perfect spot to unwind. A mudroom with laundry and a half bath complete the main level. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and ensuite, plus a sunny bonus room and another full bathroom. The fully finished basement expands the living space with a versatile recreational/media room, dry bar, and an additional bathroom ideal for guests or entertaining. Outdoors, enjoy a fully fenced established landscaped yard with a deck and patio, perfect for summer BBQs, along with an insulated double garage ready for Calgary's seasons. Move-in ready and



designed for modern family living, this home is sure to impress. Click on media for the video and book your private showing today!

Built in 2003

Essential Information

MLS® #	A2247727
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,754
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Cranston Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 12th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.