

\$769,900 - 222 Cranston Gate Se, Calgary

MLS® #A2200004

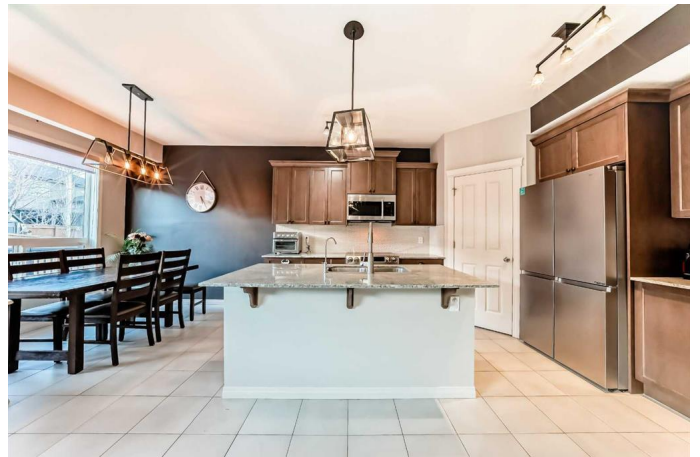
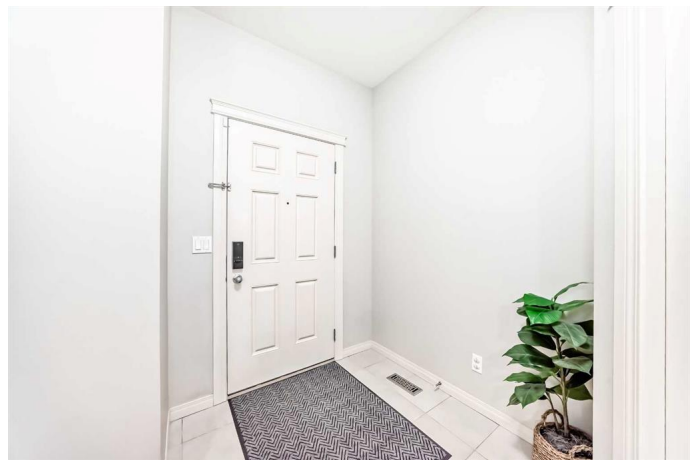
\$769,900

4 Bedroom, 4.00 Bathroom, 1,975 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Beautiful Former Show Home with Upgraded Interiors and Essential Features in the Sought-After Cranston Community. This stunning two-storey home welcomes you from the moment you step into the bright, white toned foyer. The main floor offers high ceilings, an open-concept layout, and a kitchen equipped with granite countertops and newer stainless-steel appliances, including an updated dishwasher (2023) / microwave hood, and refrigerator (2024) / washer and dryer (2021). The kitchen also features a convenient water purifier attached to the separate faucet. A walkthrough pantry connecting the kitchen to the mudroom/garage adds extra organization and ease. The living room with a corner gas fireplace exudes a sense of openness, with its high ceilings and large windows. A two-tiered deck and a sunny west-facing backyard create the perfect space for family gatherings or moments of relaxation. The upper level includes a spacious master bedroom, two additional bedrooms, a family room, and a laundry room—all with cozy carpeting throughout (tiles in laundry room). The master suite boasts a walk-in closet and a luxurious 5-piece ensuite with granite countertops, double vanities, a makeup counter, a soaker tub, and a separate shower behind barn door. The two additional bedrooms are generously sized, perfect for children. The 4-piece bathroom also features granite countertops. The large family room on this level is ideal for family time, and the convenient upper-level



laundry room eliminates the need to go up and down the stairs. The fully developed basement adds even more living space, featuring another family room, a bedroom, and a 3-piece bathroomâ€”perfect for hosting guests. Additional features include air conditioning, underground sprinklers and an attached double garage. Conveniently located near schools, playgrounds, major transportation routes, and commercial areas. This well-maintained property is ready to become your next home, offering exceptional features and comfort. Schedule your showing today!

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200004 |
| Price | \$769,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,975 |
| Acres | 0.09 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 222 Cranston Gate Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M1L9 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | Clubhouse |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Landscaped, Lawn, Interior Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 51 |
| Zoning | R-G |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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