

**191 Cranston Gate SE
Calgary, Alberta**

MLS # A2159118



\$885,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,223 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Furnitures, decors, some furnishings are available for an additional \$5,000		

Experience modern luxury in this 2,235 sq. ft. open-concept home, perfectly renovated for today's lifestyle. The bright main floor features new LVP flooring, fresh paint, and updated fixtures throughout. The chef's kitchen boasts premium quartz countertops, a Ventahood, and smart appliances, including a Samsung fridge, smart dishwasher, and double wall oven. A cabinet-mounted microwave and a Dacor tabletop stove enhance the kitchen's functionality. Enjoy a spacious walk-in pantry with a sink and custom cabinetry by California Closets. Comfort and efficiency are paramount with a high-efficiency two-stage furnace, tankless water heater, Culligan water softener, and Kinetico water purifier. The exterior showcases a redesigned deck, beautiful landscaping, and permanent Watts Lights. This home blends sophistication and practicality, offering an exceptional living experience. Discover the charm of Cranston with this stunning home just steps from scenic ridges and walking paths. The vibrant community offers parks, top-rated schools, and convenient shopping and transit options. Inside, enjoy versatile spaces like a fully finished basement with a guest bedroom/media room, a full bath, and a recreation area. This energy-efficient home features a high-efficiency two-stage furnace, tankless water heater, Culligan water softener, and Kinetico water purifier. Elegant touches include 9-ft ceilings with pot lights, tile in wet areas, and a maple railing with wide stairs. The upgraded driveway and sprinkler system add convenience. Experience the perfect blend of luxury and lifestyle in a neighbourhood that provides both tranquility and access to modern amenities.