

# \$735,000 - 120 Cranston Drive Se, Calgary

MLS® #A2232416

## \$735,000

3 Bedroom, 4.00 Bathroom, 2,294 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Introducing 120 Cranston Drive SE, a former showhome nestled in Cranston's family-friendly southeast corridor. Offering over 3,300sqft of exquisitely finished living space, this 3-bedroom, 3.5-bath home features soaring vaulted ceilings, spacious living areas, and a fully developed basement perfect for kids, entertainment, or a potential 4th bedroom.

Beyond the interior, the property shines with its private garden oasis, pergola and gazebo, lush seating nooks, and abundant greenery – ideal for hosting or quiet relaxation. Additional highlights include a double attached garage with a built-in heater, main-floor laundry, central vacuum, and a Telus-monitored security system for peace of mind.

Directly across the street, you'll enjoy a large green space perfect for outdoor play, morning walks, or family activities. Just steps from schools, playgrounds, Cranston Market, and the scenic Bow River pathways, this home blends sophisticated design with a vibrant, connected community vibe.

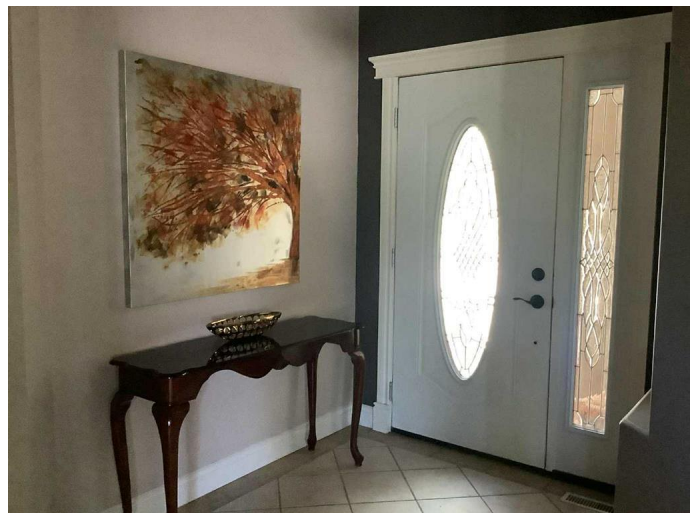
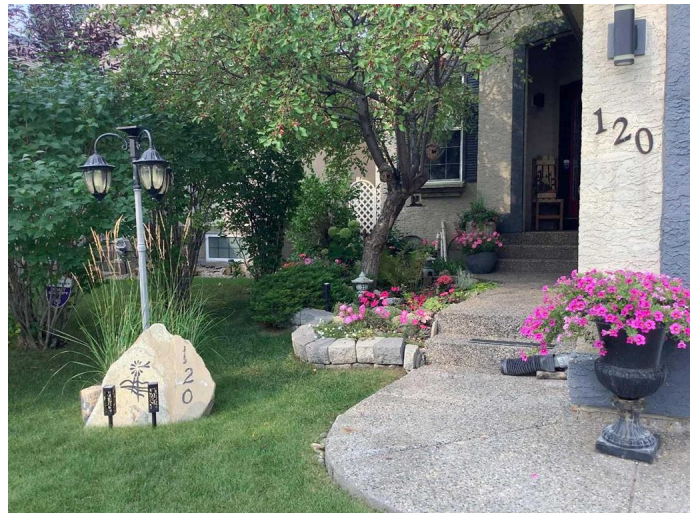
Built in 2000

## Essential Information

MLS® # A2232416

Price \$735,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,294       |
| Acres          | 0.11        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 120 Cranston Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M1A8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                                                                                                                                  |
| Heating           | Central                                                                                                                                                                                                    |
| Cooling           | Rough-In                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Garden                |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt               |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 109             |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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