

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

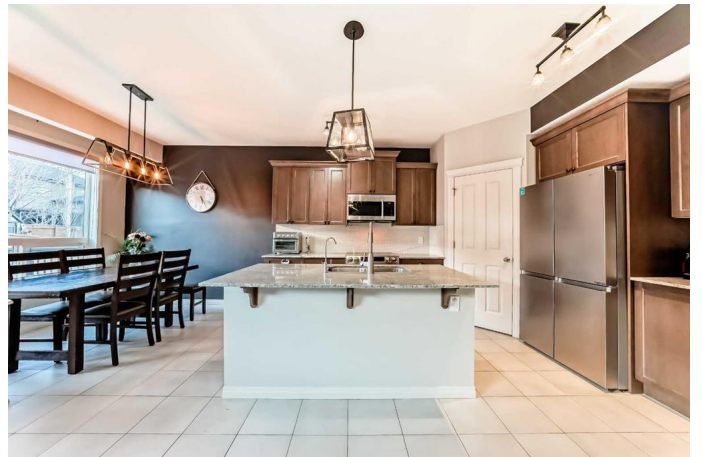
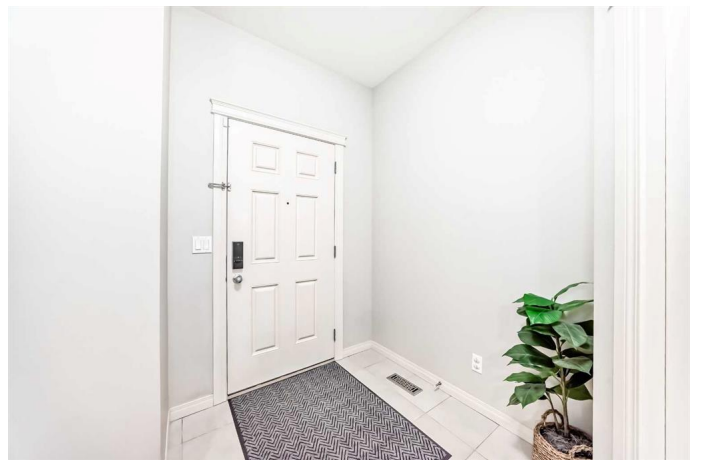
MLS® #A2200004

**\$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	36
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### Listing Details

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

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.