

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

MLS® #A2200004

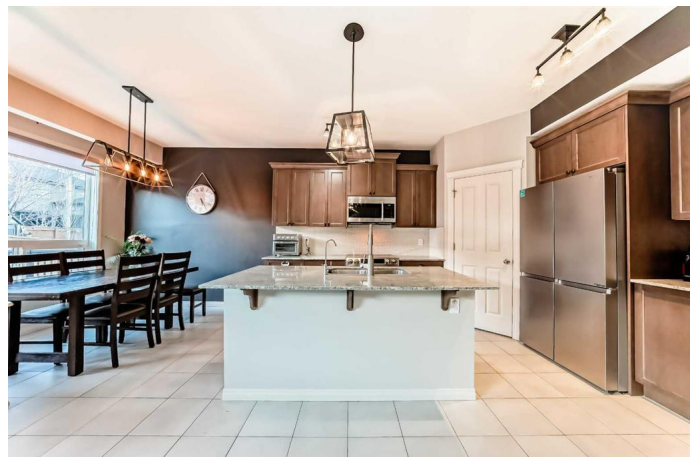
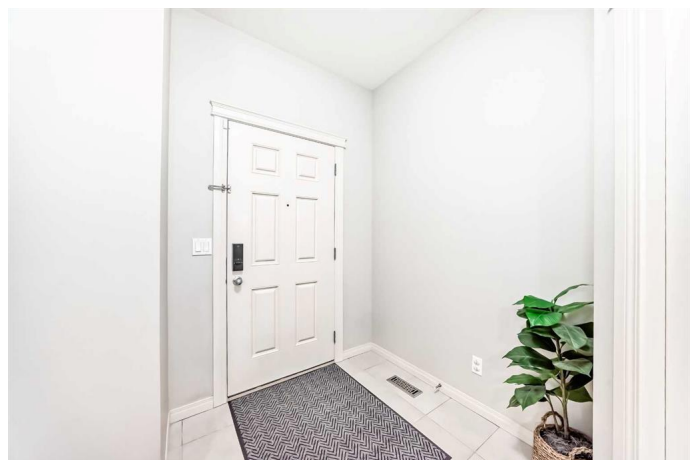
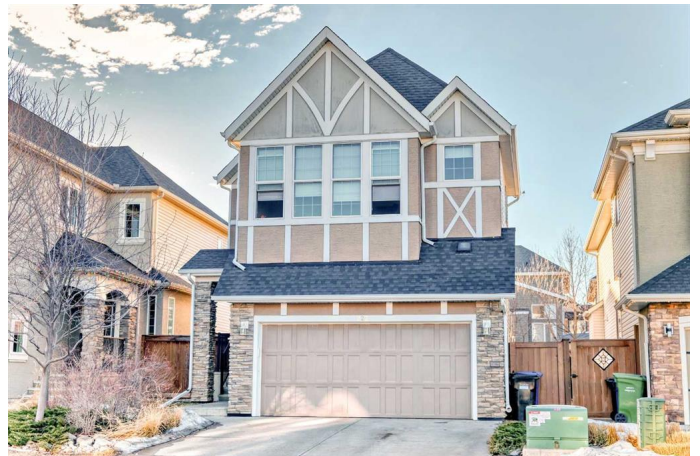
**\$769,900**

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 bathroom—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 | 43              |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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