

# \$779,900 - 438 Cranston Drive Se, Calgary

MLS® #A2219356

## \$779,900

3 Bedroom, 3.00 Bathroom, 2,280 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Jewel of a Deal!!! Convenient Location - Steps away from Century Hall, Ice rink, parks, pathways, schools, shopping, transit, and the Cranston exits. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted - A custom family-built DREAM home. Over 2279 SF of luxurious living space offering three bedrooms, main floor flex room (office or dining room), 2.5 baths & a bonus room... This OPEN design features 9' ft main floor - Spectacular CHEF's kitchen overlooking the nook area and great room. Upgraded "Luxury Estate Level" features include a tiled gas fireplace with wood surround + mantle, real hardwood floors in the kitchen/nook/dining/hallway/foyer, light & plumbing fixtures, baseboard, doors, and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (custom antique cream wood cabinets, trims & doors, upgraded appliances & microwave hood cover, corner pantry, recessed lighting, tiled backsplash, dramatic central island with a flush eating bar & stainless steel sink). The breakfast nook offers sunny south views with high tray ceilings. Upstairs includes a stately primary bedroom with a full spa-like ensuite (two vanities, makeup counter top, oversized soaker tub & separate shower, a walk-in closet), 2 good-sized spare bedrooms, and a big bonus room with a corner TV niche entertainment centre. Other impressive features include an unspoiled basement, built-in ceiling speakers,



### 438 CRANSTON DRIVE SE

RE/CAL MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 1,049.46 Sq Ft / 97.49 m<sup>2</sup>  
UPPER LEVEL (AG) - 1,230.40 Sq Ft / 114.31 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2,279.86 Sq Ft / 211.80 m<sup>2</sup>



central air conditioning, under ground sprinkler system, a south-facing back yard, an upper wood 15' x 10' deck with a pergola & a fully fenced yard, rich front curb appeal, stone details, and covered entry. Call your friendly REALTOR(R) to book a viewing!

Built in 2007

### Essential Information

MLS® #	A2219356
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,280
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	438 Cranston Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0C1

### Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceilings, Kitchen Island, Natural Gas, Recessed Lighting, Vaulted Ceilings
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished



## Exterior

Exterior Features	Private Yard, Rain Gutters, Covered Courtyard
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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