

# \$739,900 - 34 Cranston Place Se, Calgary

MLS® #A2218883

**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,356 sqft

Residential on 0.14 Acres

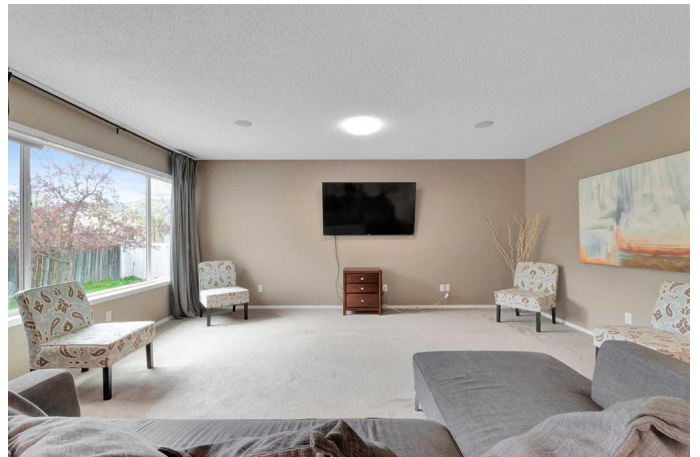
Cranston, Calgary, Alberta

Welcome to 34 Cranston Place SE â€” a warm, thoughtfully designed home built by award-winning Jayman, perfectly tucked away in a quiet cul-de-sac within Cranstonâ€™s prestigious estate home district.

Set on a rare 6,725 sq. ft. pie-shaped lot with a sun-soaked southwest-facing backyard, this home offers over 2,350 sq. ft. of well-planned living space that combines timeless comfort with practical functionality. From the inviting curb appeal to the spacious interior, every detail reflects quality craftsmanship and enduring value â€” making this an exceptional opportunity in one of Cranstonâ€™s most desirable locations.

Step inside and youâ€™ll instantly appreciate the thoughtful layout, rich hardwood floors, and soaring open-to-above foyer that adds an airy sense of space. The bright dining nook, framed by 10-ft ceilings and tall windows, fills the main floor with natural light. A cozy 3-sided gas fireplace connects the generous living and dining areas, creating a warm and welcoming atmosphere. A front flex room provides versatility as a home office, playroom, or formal dining.

The kitchen is both functional and stylish, featuring new quartz countertops, stainless steel appliances, a central island, and a walkthrough pantry that leads to the mudroom and laundry area.



Upstairs, enjoy a spacious bonus room with a second fireplace, two well-proportioned bedrooms, and a tranquil primary suite retreat with walk-in closet and a 5-piece ensuite that includes a soaker tub and separate shower.

The oversized 24' x 21' garage offers plenty of room for trucks, SUVs, and storage.

Recent updates include: new kitchen countertops(2022), new window coverings(2023), a high-efficiency furnace(2022), and a new hot water tank(2022). Additional quality features include a water softener, electronic air cleaner, garburator, central vacuum, built-in 5.1 surround sound speakers, and underground sprinklers. The home does NOT have POLY-B plumbing offering added peace of mind.

Outside, the southwest-facing backyard is a true highlight with an expansive green lawn that's perfect for pets, kids, or simply enjoying the outdoors in peace and privacy.

Located just minutes from the South Health Campus, Cranston Ridge trails, schools, shopping, and with quick access to Deerfoot and Stoney Trail, this home offers the space, quality, and location you've been looking for.

Don't miss this opportunity book your private showing today!

Built in 1999

### **Essential Information**

MLS® #	A2218883
Price	\$739,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,356
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Cranston Place Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1A1

### Amenities

Amenities	Other, Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Built-in Features, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Garburator, Humidifier, Range Hood, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
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