

# \$749,900 - 438 Cranston Drive Se, Calgary

MLS® #A2234767

**\$749,900**

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

Cranston, Calgary, Alberta

JEWEL OF A DEAL! Welcome to this stunning, custom-designed urban-style family home offering over 2,279 sq ft of luxurious, thoughtfully planned living space. Ideally located in the heart of Cranston, this property is just steps away from Century Hall, the community ice rink, scenic parks and pathways, schools, shopping, transit, and quick access to Cranston's major exits. This home has been meticulously maintained and showcases countless high-end upgrades, making it a true standout. The main floor features 9'™ ceilings, rich real hardwood flooring throughout, and a versatile flex room that's™ perfect for a formal dining room, home office, or study space. The open-concept design seamlessly flows into the spacious great room, where a tiled gas fireplace with a wood surround and custom mantle creates a warm and inviting ambiance. The heart of the home is the spectacular chef's™ kitchen, thoughtfully designed for both function and entertaining. Highlights include elegant antique cream custom wood cabinetry, upgraded appliances with a custom microwave hood cover, a large central island with a flush eating bar, recessed lighting, a corner walk-in pantry, a stylish tiled backsplash, and a stainless steel sink. The sunny breakfast nook offers bright south-facing views and features an elegant tray ceiling, perfect for morning coffee or family meals. Upstairs, you'll find a luxurious and private primary suite featuring a spa-inspired



## 438 CRANSTON DRIVE SE

RE/CA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 1,049.46 Sq Ft / 97.49 m²  
UPPER LEVEL (AG) - 1,230.40 Sq Ft / 114.31 m²  
TOTAL ABOVE GRADE RMS SIZE - 2,279.86 Sq Ft / 211.80 m²



ensuite with dual vanities, a makeup station, an oversized soaker tub, a separate glass shower, and a generous walk-in closet. Two additional good-sized bedrooms, a convenient main bathroom, and an oversized bonus room with a built-in corner TV niche and entertainment centre complete the upper level—perfect for family movie nights or play space. The basement remains unspoiled and offers excellent potential for future development. Additional standout features include built-in ceiling speakers, central air conditioning, an underground sprinkler system, a sunny south-facing backyard, and a 15' x 10' upper wood deck with a pergola—ideal for outdoor entertaining and BBQs. The fully fenced yard offers privacy and security for children or pets. Excellent curb appeal with stone accents, a covered front entry, and a stylish elevation that makes a lasting first impression. Don't miss this custom family-built dream home in one of Calgary's most sought-after communities! Call your favorite REALTOR® today to book your private showing!

Built in 2007

### Essential Information

MLS® #	A2234767
Price	\$749,900
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 T3M 0C1



## 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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings  
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, Fruit Trees/Shrub(s), Landscaped, Many Trees, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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