

\$549,900 - 195 Cranberry Close Se, Calgary

MLS® #A2181563

\$549,900

3 Bedroom, 3.00 Bathroom, 1,497 sqft
Residential on 0.07 Acres

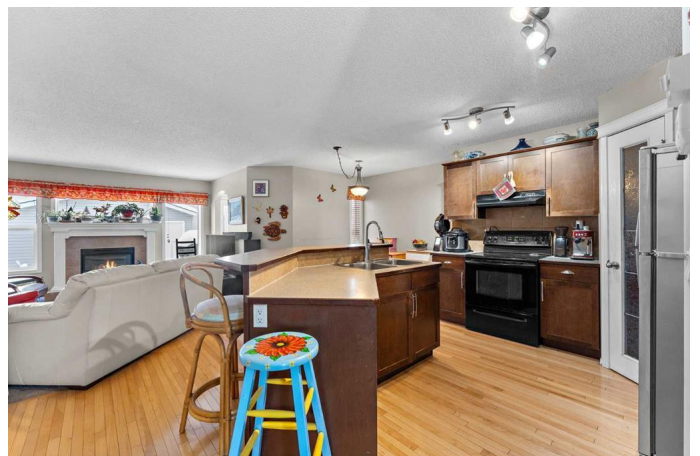
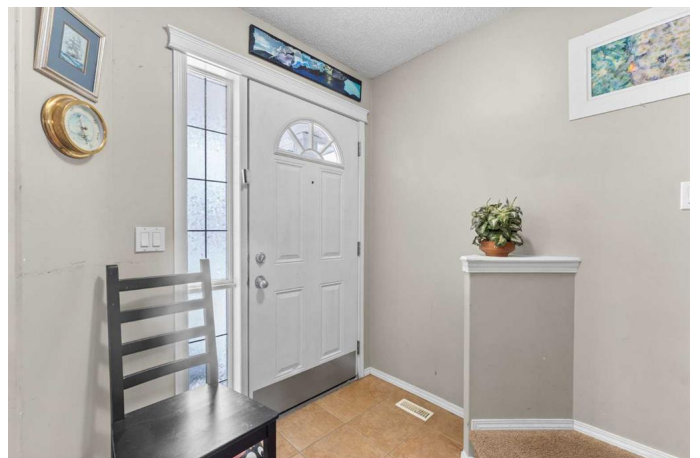
Cranston, Calgary, Alberta

Welcome to this charming 3-bedroom, 2.5-bathroom home in the highly sought-after community of Cranston. Located on a quiet cul-de-sac with a playground and schools just around the corner, this property offers the perfect blend of comfort, convenience, and family-friendly living.

As you enter, you'll be greeted by a bright and inviting front flex room, ideal for your office. The kitchen features a spacious island with breakfast bar, a pantry, a mix of black and stainless steel appliances, and a cozy eating nook—perfect for casual dining or meal prep. From here, step through the back door to a spacious backyard with a large deck, perfect for outdoor entertaining or unwinding after a busy day. The backyard also offers access to a double detached garage, providing ample storage and parking.

On the main floor, you'll also find a convenient 2-piece bath, adding functionality to the space. Upstairs, 3 generously sized bedrooms each offer plenty of closet space, while two separate 4-piece bathrooms provide family-friendly convenience. (Primary bedroom has Ensuite and the two bedrooms share Jack & Jill bath - a super and unusual lay out!) A laundry room on this level ensures ease of daily living.

The unfinished basement is a blank canvas with endless possibilities, featuring a great layout that could accommodate a 4th



bedroom, an open recreation room, or any space you envisionâ€”whether it's a home office, gym, or media room.

Located in the well-established and family-oriented Cranston community, you'll have easy access to schools, shopping, parks, and recreational pathways, all within walking distance. Commuting is a breeze with quick access to Deerfoot and Stoney Trails.

This move-in-ready home presents a fantastic opportunity to settle in a vibrant, thriving neighborhood. Donâ€™t miss your chance to make this home your own!

Built in 2006

Essential Information

MLS® #	A2181563
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,497
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	195 Cranberry Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0B5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Raised Hearth
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	November 29th, 2024
Days on Market	126
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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