

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

MLS® #A2181563

**\$549,900**

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

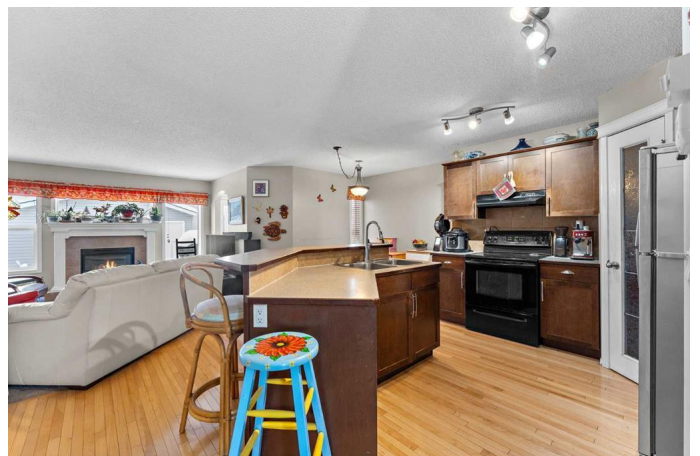
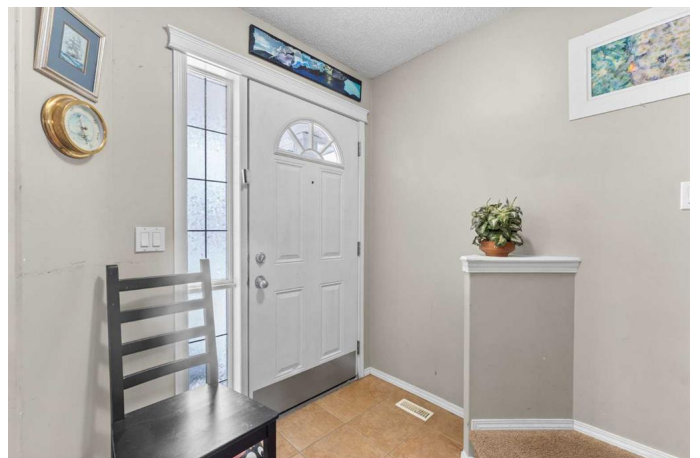
Cranston, Calgary, Alberta

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	130
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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