



**90 Cranberry Square
Calgary, Alberta**

MLS # A2297470



\$618,000

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,022 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Vaulted Ceiling(s)		

Inclusions: Window coverings, fire pit, shed is negotiable

Welcome to this bright and beautifully maintained 4-level split, located in the desirable community of Cranston in SE Calgary, with easy access to Deerfoot and Stoney Trail. Offering a functional layout with updates throughout, this home features 3 bedrooms and 2 bathrooms—perfect for comfortable everyday living. The main level is filled with natural light, enhanced by a skylight and an inviting, open-concept design. The recently updated kitchen (2022) is a true highlight, complete with all new appliances (including the washer and dryer), an extended peninsula, new flooring and an abundance of cabinetry—ideal for both daily living and entertaining. Outside you can enjoy the lovely side yard deck, a perfect spot for morning coffee, summer BBQs, or relaxing evenings. On the lower levels, you’ll find new luxury vinyl tile flooring and a cozy family room with a fireplace and large windows, creating a warm and welcoming space to relax. This home has seen numerous recent upgrades, including new shingles on both the house and garage (2022), central air conditioning (2022), insulation and drywall added to the garage (2022), and a new hot water tank (2025), offering peace of mind for years to come. Enjoy everything Cranston has to offer, including access to Century Hall with its gym, clubhouse, skating rink, and water park. Surrounded by scenic walking paths, parks, nearby schools, and shopping, you’re also just minutes from the Bow River and Fish Creek Park—perfect for outdoor enthusiasts. With convenient access to both Deerfoot and Stoney Trails, making commuting a breeze. A fantastic opportunity to own a move-in ready home in a family-friendly community.