



GRASSROOTS
REALTY GROUP

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336 Cranberry Circle SE
Calgary, Alberta

MLS # A2300810



\$584,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,373 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Solar Panel Seller Owned,		

Jewel of a Deal — Let the Sun Pay the Bills!!! Big DOUBLE Car Garage! Convenient Location - Steps away from the Century Hall, ponds, Ice rink, parks, pathways, schools, shopping, transit, South Health Hospital, Seton YMCA, and the new exits. A wonderful URBAN STYLE HOME with many upgraded features, 16 (7.28K) Solar Panels, & meticulously crafted by the original owner - Truly a custom dream home - Supersized homesite! Over 1372+ SF of air-conditioned living space offering 3 bedrooms, 2.5 baths & detached 22 x 22 garage with paved rear lane access ... Check out the floor plan! This OPEN design features tile, carpet and hardwood floors throughout and a Spectacular CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include granite countertops, a newer hot water tank, a newer stacked LG washer/dryer, a whole-home water softener system, an exposed-aggregate front walkway, a 28' x 28' concrete patio, and more! The kitchen is masterfully designed for efficiency and entertaining (wood-shaker-style doors & trim), upgraded appliances, a newer OTR microwave, a corner pantry, a tiled backsplash, a dramatic central island with an eating bar for 2 & an undermount black granite sink. Upstairs includes an oversized primary bedroom with a full en suite and a walk-in closet, as well as two spacious secondary bedrooms with open east-facing views of the backyard. Other impressive features include a workshop in the fully insulated and drywalled garage with additional storage, an unfinished basement, a fully fenced backyard with a sunny, private setting, and a covered front entry. Quick possession date! Call your friendly REALTOR(R) to book a viewing!