



# GRASSROOTS

REALTY GROUP

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23 Cranberry Circle SE  
Calgary, Alberta

MLS # A2301689



## \$839,900

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows

**Inclusions:** fridge, stove, dishwasher, washer, dryer, TV mounts, blinds, garage door openers and controls, 2 moveable shed

Welcome to 23 Cranberry Circle S.E.—a beautifully appointed and fully developed 2-storey home offering over 3,000 sq. ft. of thoughtfully designed living space in the highly sought-after community of Cranston. This impressive 4-bedroom home is loaded with upgrades and perfectly suited for both everyday living and entertaining. The main floor features a bright, open-concept layout with 9-foot ceilings, rich 3/4" ash hardwood flooring, and solid oak doors. A spacious front office overlooks the streetscape, while the inviting living room showcases vaulted ceilings with wood beams, a stunning floor-to-ceiling stone gas fireplace with log mantle, built-in shelving. The kitchen is sure to impress with quality granite countertops, extended-height oak cabinetry, abundant drawers, a centre island with storage, corner pantry, stainless steel appliances, and ambient cabinet lighting. The adjoining dining nook opens to a sunny south-facing rear deck—perfect for summer entertaining. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary retreat complete with vaulted ceiling, walk-in closet, built-ins, window bench seating, and a spa-inspired 4-piece ensuite featuring a large soaker tub, and a separate tiled shower. The two additional bedrooms each offer walk-in closets and share a convenient Jack-and-Jill bathroom with private sink areas. The fully developed basement continues to impress with 9-foot ceilings, a large recreation space anchored by a second stone gas fireplace, wet bar, flex room or 4th bedroom, and a stylish 3-piece bathroom with heated floors. Additional highlights include a heated, oversized double attached garage with an ‘s door and ceiling height suitable for car lifts, main floor laundry and mudroom, a newer high-efficiency furnace, central air conditioning and ample built-in storage throughout. Outside,

enjoy a low-maintenance yard with extensive decking, a retractable awning, two storage sheds, and paved rear lane access with space for RV or trailer parking—or keep the existing sea-can for added storage. Hot and cold running water in both the back yard and garage! Ideally located within walking distance to Cranston's many amenities including most levels of schooling, the community centre, Calgary South Health Campus and more, this home offers exceptional value in a family-friendly neighbourhood. A true turnkey property with space, style, and function—this one is a must-see!