



GRASSROOTS

REALTY GROUP

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**46 Cranberry Green SE
Calgary, Alberta**

MLS # A2304574



\$549,800

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,418 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: Storage Shed, Central Vac & Attachments (as-is)

WALKOUT 3RD LEVEL | DOUBLE DETACHED GARAGE | CRANSTON | SINGLE FAMILY HOME | 3 BEDROOMS UP | 1 FULL BATH | 1,418 SQFT DEVELOPED | UNFINISHED BASEMENT | 4-LEVEL SPLIT | CENTRAL AIR | NEW ROOF WITH WARRANTY | JUNE POSSESSION AVAILABLE | 3D TOUR IN LINK | Tired of the same cookie-cutter 2-storey? This one hits different. Welcome to this 4-level split in Cranston with a rare above-grade walkout and a layout that just makes sense for a young family. The main floor is bright and open with a south-facing living room and vaulted ceilings, flowing into your kitchen and dining space so everything feels connected. Upstairs you've got 3 bedrooms and a full bath. Down a few steps is where this home really separates itself. The fully above-grade 3rd level walkout is flooded with natural light and opens straight to the backyard. This is the space families wish they had. Playroom, movie nights, home office, or just a spot to send the kids so you can actually hear yourself think upstairs. There is also plenty of room on this level to add a convenient 2-piece bathroom. The basement is unfinished with laundry, tons of storage, a large south-facing window, and bathroom rough-ins. Whether you finish it later or keep the extra space, you've got options. And if you're thinking long-term, this layout sets up far better than most for a future suite (subject to approval and permitting by the city) with its natural separation and above-grade living space. Outside, you'll appreciate the double detached garage, giving you secure parking, extra storage, and space for bikes, tools, or weekend projects. New shingles in 2025 with transferable warranty, furnace serviced in 2026, plus central A/C already in place. Walk to schools, parks, and pathways, and you're just minutes to Century Hall with its private park,

splash park, rink, courts, and year-round family programming, all included in the low annual HOA. More functional than a 2-storey, with more flexibility than you expect.