



GRASSROOTS

REALTY GROUP

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**78 Cranberry Close SE
Calgary, Alberta**

MLS # A2307061



\$565,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Pie Shaped Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning family-approved home on a quiet street with a massive pie-shaped rear yard! This Cranston home offers many upgraded features, and with its convenient Location - Steps away from schools, the ponds, parks, dog park, pathways, Cranston Community Centre - includes a splash park, 2 ice rink skating surfaces, tennis courts, toboggan hill, indoor gym, meeting spaces, plus shopping, transit, and situated on a quiet, family-friendly street. This two-story home boasts style, freshly painted and taste throughout and is a winning design. A top-rated open floor plan with a large double-detached garage with an 8" door, 2nd level storage area that is stair accessible, front covered entry, many windows, and numerous architectural details allows for abundant natural light throughout. You will love the spacious chef's kitchen, featuring a dramatic island, lots of countertop space, upgraded appliances, and a large dining nook. The Kitchen boasts shaker-style maple cabinetry, an island with a raised bar shelf and kitchen sink, built-in Reverse Osmosis water filtration system and ample counter space for entertaining. Upstairs, you will find three bedrooms and a laundry room. The spacious primary bedroom features its own ensuite bathroom and walk-in closet. Other upgrades include a main floor den/office, a jack-and-jill bathroom between the two kids' bedrooms, an oversized, professionally built 2-car garage, a sizeable rear wood patio, extensive stone patio work in the back yard (side pathway from gate to patio/deck, pathway from patio/deck to garage, and circular stone patio feature for firepit use, hardwood and tile floors, and a concrete front walkway. BONUS: The basement is unspoiled with a 3pce rough in, allowing you to tailor it to your specific plans. To complete this home, the exterior elevation features a large covered front entry, wood detailing, and a

grassy front yard for easy maintenance. Other bonus upgrades include exterior wood fencing, a rear lane steps from a park. Check it out and compare! It is a stunning home in an outstanding area. Call your friendly REALTOR(R) to book your viewing.