



GRASSROOTS

REALTY GROUP

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**95 Cranberry Place SE
Calgary, Alberta**

MLS # A2307741



\$549,900

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,402 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Pie Shaped Lot		

Heating:	Central, Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	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, Laminate Counters, Track Lighting, Vaulted Ceiling(s)		

Inclusions: Shed

This is an awesome starter home in sought after Cranston on a pie-shaped lot with many recent upgrades! The main level with vaulted ceiling has a generous sized living room, open kitchen with corner pantry and breakfast bar, alongside of a spacious dining area. Upstairs has 2 bedrooms, where the primary bedroom (was previously 2 bedrooms) has access to the main bath containing an almost new washer and dryer. The 3rd level has large windows and walkout to backyard patio and is presently developed with a huge family room with wet bar (kitchenette) but easily made into a legal basement suite, subject to city of Calgary approval. 4th level has a spacious bedroom with walk in closet outside the bedroom, 3 piece bath and 2nd set of laundry machines. Oversized, heated and insulated garage (20' X 22') with high ceiling and wide person door built in 2025, air conditioning added in 2025, Shingles replaced in 2024, washer and dryer upstairs replaced in 2024, interior repainted 2026. Extra parking available in the back behind the fence and shed. This great property is close to many amenities including playground, schools nearby, grocery stores, restaurants and South Calgary Health. Quick access around Calgary with Deerfoot Trail and Stoney Trail. Call for your private viewing today!