



GRASSROOTS
REALTY GROUP

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159 Cranberry Green SE
Calgary, Alberta

MLS # A2309655



\$578,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Other	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)		

Inclusions: Basement Freezer.

OPPORTUNIY KNOCKS! NEW PRICE! NEW CARPET! NEW PAINT from Top To Bottom! Welcome To a Beautifully Upgraded Home on the BEST Family Friendly Cul-De-Sac In Cranston, Where Neighbors Become Family! Across the street from a GREAT KIDS' PARK & within 3-7 min walk to either school! Enjoy the amazing curb appeal as you walk on the NEWLY PLACED stone sidewalk, next to mature trees & established front garden~ a perfect front yard to create a relaxing retreat! RECENTLY REPLACED ROOF! The front entry has ample space with a dividing wall for containing footwear & a good sized coat closet! The living room is spacious with a large window that pours in SUNSHINE! Enjoy those Calgary Cold winters with your GAS FIREPLACE complete with built in shelving! The LIVING ROOM is OPEN to the SPACIOUS KITCHEN! KITCHEN FEATURES MOCHA MAPLE CABINETRY & Working ISLAND with EATING BAR! The KITCHEN PLAN properly overlooks the backyard ~a MUST for a family with kids~!! NEW WHITE QUARTZ COUNTERS & Undermount Stainless sink! Oh Yes, this Kitchen has an Excellent sized CORNER PANTRY! STAINLESS appliances! The upper level has NEW CARPET, NEW PAINT & NEW QUARTZ Bathroom Counters, undermount sinks with NEW Faucets in the main bath & Ensuite bathroom! The Primary bedroom is an excellent sized room with Large Walk-In Closet & 4 Pce Ensuite! There are two more large Bedrooms to complete the upper level. The Lower Level has NEW CARPET on the stairs & NEW Paint! Also enjoy a beautiful flex Bedroom/ office With CUSTOM QUARTZ COUNTER & UNDERMOUNT LIGHTING with EGRESS WINDOW! Finally, a spacious Family Entertainment & Exercise Room that features pot lighting & quality gym flooring! The Laundry and Utility room is a perfect size with built in

Shelving! The backyard has a beautiful Deck & features a Custom Railing & Covered Pergola, side yard doggie access & Custom Rolling Gate! The yard features Newly Replaced Sod! The Double Detached Garage Is Waiting For Your Creative Man Cave Touches! Cranston is a Supreme Community with a Water park in the summer & Skating in the winter! A Short walk to Sobeys or Restaurants for last min dinner ideas. BUS STOP 2 min walk! Close to South Health Campus, Fish Creek Park, River Access & Pathway Systems for Miles of Biking & Walking Enjoyment! Easy Access to Stony Trail & Deerfoot! DON'T MISS YOUR OPPORTUNITY to Own This Beautiful Home In the BEST Location, Call To View Today!