



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

157 Cranberry Square SE
Calgary, Alberta

MLS # A2310431



\$589,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island		

Inclusions: Blinds, TV Mount

Welcome to this beautifully maintained fully developed two-storey home in the highly sought-after community of Cranston. Offering three bedrooms and three bathrooms this fully developed home combines thoughtful updates, functional living spaces, and exceptional pride of ownership throughout. You are immediately welcomed by the bright open-concept floor plan featuring gleaming hardwood floors and large windows that fill the home with natural light. The kitchen is both stylish and practical, showcasing updated KitchenAid appliances, garburator, pull-out cabinet drawers for easy access and maximum storage, and island with breakfast bar. It also provides seamless access to the backyard through an invisible screen door. A tucked-away two-piece powder room completes the main level. Upstairs, you'll find three generously sized bedrooms including the spacious primary retreat featuring walk-in closet and luxurious four-piece ensuite complete with a walk-in shower and relaxing soaker tub. An additional four-piece bathroom completes the upper level. The fully developed basement offers excellent additional living space with a large media/recreation room featuring a cozy electric fireplace, laundry area, and plenty of storage. Step outside to enjoy the sunny south-facing backyard featuring zero-maintenance landscaping, a huge deck with gas line for your BBQ, and an incredible garden overflowing with beautiful perennials. The impressive 22' x 24' detached garage is drywalled, insulated, and includes a skylight along with a built-in workbench; perfect for hobbyists or extra workspace. Additional updates include solar panels installed on the garage in 2024, a new furnace, hot water tank, humidifier, and air conditioning in 2023, as well as new shingles on the house in 2025 — all with transferable warranties for the new owner's peace of mind.

Located in one of Calgary’s most desirable family communities, Cranston offers outstanding amenities, parks, pathways, schools, shopping, and easy access to both Deerfoot and Stoney Trail. Don’t miss out on your opportunity to call this turn-key property “HOME.”