



GRASSROOTS

REALTY GROUP

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**196 Cranberry Circle SE
Calgary, Alberta**

MLS # A2314296



\$695,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to your dream home in the highly sought-after community of Cranston! This stunning 2-storey home offers over 2,100 sq.ft. of thoughtfully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms, a main floor den, and a sunny south-facing backyard, perfect for comfortable family living and entertaining. Step inside to discover a warm and inviting interior with beautiful hardwood flooring, ceramic tile, and plush carpeting throughout. The open-concept main floor is designed for both functionality and style, showcasing a gourmet kitchen with a large granite island, rich dark cabinetry, walk-in pantry, and plenty of counter and storage space, ideal for family gatherings and hosting guests. The main floor den provides a perfect space for a home office, study area, or flex room to suit your lifestyle. The bright and airy living room flows seamlessly into the dining area and kitchen, creating the perfect setting for everyday living and entertaining. Upstairs, you'll find a spacious bonus room with access to a private exterior balcony, offering a peaceful retreat to relax and enjoy your morning coffee or evening sunsets. The primary bedroom is a true retreat, complete with a luxurious ensuite featuring a soaker tub, separate shower, and a large walk-in closet. Two additional generously sized bedrooms and a well-appointed 4-piece bathroom complete the upper level. Enjoy the benefits of a double attached garage and a beautiful south-facing backyard that fills the home and outdoor space with natural sunlight throughout the day. The unfinished basement provides endless potential for future development to suit your needs. Conveniently located close to schools, parks, shopping, transit, and major roadways, this home also offers quick access to the South Health Campus Hospital, YMCA, and all the amenities of the vibrant Seton area. This is more than just a

house! It's the perfect place to call home. Don't miss this incredible opportunity!