



**GRASSROOTS**

REALTY GROUP

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**186 Cranberry Place SE  
Calgary, Alberta**

**MLS # A2317942**



**\$589,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained, move-in-ready home in the highly sought-after community of Cranston. Situated on a quiet street, this property offers an ideal combination of functional living space, modern conveniences, and excellent access to amenities. The main floor features a bright open-to-above foyer, rich hardwood flooring, a bright front office with an entire wall of windows, and a spacious open-concept layout designed for everyday living and entertaining. The kitchen is equipped with dark wood cabinetry, black appliances, a large central island, and plenty of countertop space. The dining area flows seamlessly into the inviting living room, highlighted by large south-facing windows, a stylish tile-surround fireplace with an impressive mantle with built-in shelving. A convenient 2-piece powder room and rear entry with closet complete the main level. Upstairs, you'll find three generously sized bedrooms and a 4-piece main bathroom. The primary suite offers a walk-in closet and a spacious 4-piece ensuite featuring a relaxing soaker tub and separate stand-up shower. The fully developed basement adds valuable living space with a large recreation room, an oversized bedroom, a beautifully finished 4-piece bathroom with subway tile extending to the ceiling, and a dedicated laundry room. Additional features include Cat 5 wiring throughout the home, Vacuflo system, and a newer hot water tank. Outside, enjoy the sunny south-facing backyard, complete with a double detached garage featuring a built-in workbench. The front yard is enhanced by trees, adding curb appeal and character. Cranston is one of Calgary's most desirable communities, offering extensive walking and biking pathways, beautiful parks and green spaces, excellent schools, shopping, restaurants, and stunning mountain views. The home is conveniently located near the South Health Campus

and provides quick access to Deerfoot Trail and Stoney Trail, making commuting throughout Calgary simple and efficient. This exceptional home offers outstanding value, a fantastic location, and all the space your family needs.