

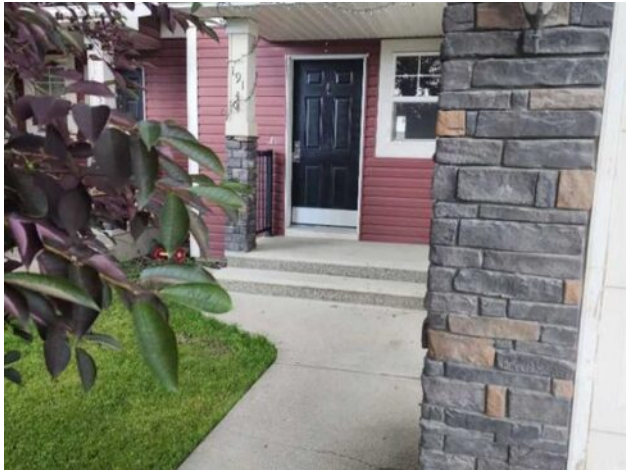


**GRASSROOTS**  
REALTY GROUP

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**191 Cranberry Green SE**  
**Calgary, Alberta**

**MLS # A2321154**



**\$498,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                           |               |                   |
| <b>Type:</b>     | Residential/Duplex                 |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side    |               |                   |
| <b>Size:</b>     | 1,345 sq.ft.                       | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached             |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, See Remarks |               |                   |

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                    |
| <b>Floors:</b>     | Carpet, Laminate                                              |
| <b>Roof:</b>       | Asphalt Shingle                                               |
| <b>Basement:</b>   | Full                                                          |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      |
| <b>Foundation:</b> | Poured Concrete                                               |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, Quartz Counters, Vinyl Windows |

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** n/a

Location, Location, Location! Welcome to this beautifully maintained and updated 3-bedroom, 2.5-bathroom half duplex situated in a quiet cul-de-sac in the desirable community of Cranston. Perfectly positioned directly across from a park, playground, and school, this home offers an ideal setting for families with children and easy access to everything the community has to offer. Step inside to a bright and functional open-concept main floor featuring a spacious living room, dining area, and a well-designed kitchen with a central island—perfect for entertaining and everyday living. Recent upgrades include elegant quartz countertops, stylish pendant lighting, a stainless steel stove, newer carpeting, a newer patio door, hot water tank, and a new roof completed in 2022/2023. Upstairs features three full-sized bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite. With 2.5 bathrooms and an unfinished basement awaiting your personal touch, this home offers plenty of space for a growing family. The fully fenced backyard with a deck provides the perfect outdoor space for relaxing, entertaining, and summer BBQs. A single attached garage and additional street parking add everyday convenience. With no condo fees, excellent access to Stoney Trail and Deerfoot Trail, and close proximity to shopping, restaurants, schools, pathways, South Health Campus, and all the amenities of Seton, this move-in-ready home presents an outstanding opportunity to own in one of Calgary's most sought-after communities.