



GRASSROOTS
REALTY GROUP

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128 Cranberry Circle SE
Calgary, Alberta

MLS # A2335490



\$669,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Stand up freezer in garage, white storage cabinets in garage, garage controller & opener, shed in back yard & ALL window coverings,

VIRTUAL TOUR link attached! OPEN HOUSE SUN SEPT 20th FROM 1 -4 pm. Finally somewhere you can enjoy coming home to!!!! Starting with being located in the heart of Cranston on Cranberry Circle. Literally everything is walkable and just minutes away! There's a list of benefits to this home you're going to want to see and once you do you'll realise that here, you have it ALL... Situated on a friendly quiet street you'll be greeted once entering the front door with an inviting open concept featuring an abundance of railing and natural light! Lets talk about the amount of hard wood floors in this home. The only carpet you'll see is on the stairway and second and third bedrooms. Your kitchen offers stainless steel appliances, garburator and yes, a GAS STOVE! When you arrive home daily, conveniently bring everything from the garage and unload through the mudroom with a built in storage cabinet providing additional storage, right next to the pantry in the kitchen. When relaxing next to the fireplace and built in shelving in the living room you'll have the option to choose a comfortable temperature hot or cold because this beauty has air conditioning! You'll also be able to have peace of mind with a wide open view of kids or family and friends enjoying the LARGE back yard! Let's start with the deck (Gas line for BBQ), HUGE Stoned patio, fire pit, separating retaining wall, flat and functional green space and large storage shed. What else could you want besides a fully fenced yard and an abundance of SUN from the perfectly located south back yard. Good thing we left the comfortable size Bonus room, UPSTAIRS LAUNDRY, Primary bedroom with En-suite with walk in closet for later (that has hardwood floors!) Note: All the major rooms have been pre-wired for whole home audio to be installed at a later date! If you haven't had the opportunity of living in Cranston before,

you'll realise really quickly that this location is ideal for almost everything the community has to offer. For example the street is almost effortless to get in and out of via Deerfoot Trail, blocks away from the pathway system on the ridge, and many public and catholic schools in either direction that are all within walking distance. Take a look at all the amenities that the gated community has to offer on Cranston's website. I can start by naming a few, pickle ball, Ice hockey with a temperature controlled skating rink that retains ice quality and some of the best outdoor ice quality in the city kept functional up to 10 degrees, Open Gym with daily activities for kids, youth & adults and a convenient Tool rental program from the hall's Tool Shed. Plus there's everything you'll need in a pinch right next to Sobey's a block away. We encourage you to have a look at all the retail in that complex. All you need to do now is let us know when you'd like to move in so you can start a new chapter of life here at HOME!!