



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Cranberry Green SE
Calgary, Alberta

MLS # A2335526



\$524,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,329 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Located in the sought after community of Cranston, this perfectly positioned home backs onto a park framed by mature trees and established landscaping. The property offers a bright, well designed interior paired with exceptional outdoor space. The main level is thoughtfully laid out for both everyday living and entertaining, featuring an open concept kitchen with a granite island, a dedicated dining area, a large living room and powder room. The living area opens onto a two-tiered back deck with direct access to the park and green space. Upstairs, two oversized bedrooms offer generous proportions and privacy. The primary suite features a spacious layout and a walk-in closet, while the equally large second bedroom offers dual closets and its own ensuite, ideal for children or guests. The finished basement adds flexible functionality, complete with a recreation zone, laundry area, storage, and a second powder room with the potential for a full bathroom conversion. The home is complete with a single attached garage and features a front driveway for extra parking. Enjoy close proximity to schools, walking paths, and neighborhood amenities, along with the outstanding Century Hall, the South Health Campus hospital, and Seton's broad array of shopping, dining, and services.