



GRASSROOTS
REALTY GROUP

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132 Cranberry Lane SE
Calgary, Alberta

MLS # A2343332

\$569,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,212 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Pride of ownership is evident throughout this exceptionally maintained and thoughtfully upgraded home in the sought-after community of Cranston. Offering over three levels of beautifully finished living space, this move-in ready residence combines modern comfort, smart-home convenience, and outstanding functionality for today's lifestyle. The bright, open-concept main floor is designed for both everyday living and entertaining, featuring quality finishes, upgraded flooring, a welcoming gas fireplace, and a spacious kitchen complete with quartz countertops, stainless steel appliances, and generous preparation space. Large windows fill the home with natural light while maintaining a warm and inviting atmosphere throughout. Upstairs, the primary retreat offers a walk-in closet and private four-piece ensuite, complemented by two additional bedrooms and a full bathroom, making it ideal for families, guests, or home office needs. The fully finished basement provides valuable additional living space, perfect for a recreation room, media area, fitness space, or children's play area. A dedicated laundry area includes high-efficiency smart LG washer and dryer units. This home has been extensively enhanced with modern smart-home technology, including smart thermostat control, smart lighting, video doorbell capability, keyless entry, and a water-leak detection system for added peace of mind. Central air conditioning ensures year-round comfort. Step outside to a professionally designed outdoor living space featuring low-maintenance Trex decking and premium glass-panel aluminum railings, creating the perfect setting for relaxing, dining, or entertaining. A standout feature is the oversized insulated and heated double detached garage, complete with smart garage door control, overhead storage systems, tire storage rack, and excellent workspace flexibility.

Additional gated RV or trailer parking further enhances the property's versatility and storage capabilities. The fully landscaped yard, mature surroundings, and attractive curb appeal complete the package. Ideally located within walking distance of schools, parks, playgrounds, shopping, and public transit, and only minutes from South Health Campus, Seton amenities, Fish Creek Park, and major transportation routes. A rare opportunity to own a meticulously maintained, extensively upgraded family home in one of Calgary's most desirable communities. Please take note of the many features this property has to offer which stand out from the rest : * Heated insulated garage * RV/trailer parking behind gate * Trex decking with glass railings * Smart home integration * Water leak detection system * Central A/C * Finished basement and so much more !!! CALL NOW TO VIEW ! MAKE THIS WONDERFUL FAMILY HOME YOUR OWN TODAY !