



GRASSROOTS
REALTY GROUP

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380 Cranberry Circle SE
Calgary, Alberta

MLS # A2343563

\$512,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

HOME SWEET HOME! Welcome home to this beautiful two-storey home nestled in the heart of Cranston, one of SE Calgary's most desirable and established communities! This beautifully maintained home offers 1,544 sqft of above-grade living space with 3 spacious bedrooms and 2.5 bathrooms. Step inside to find gleaming hardwood and ceramic tile flooring flowing throughout the main level, complemented by high ceilings in the foyer that add to the home's bright, open feel. The kitchen is both stylish and functional, featuring granite countertops, spacious granite island a convenient eating bar, and sleek black appliances, perfect for the home chef. Just off the kitchen, the inviting living room is loaded with natural sunlight and boasts a cozy gas fireplace with mantle, ideal for relaxing evenings and flows seamlessly into the dining area, perfect for entertaining. The sun-filled living room offers a wonderful gathering space or a home office. Upstairs, retreat to the primary bedroom complete with a 4-piece ensuite and walk-in closet, along with two additional generously sized bedrooms and another full 4-piece bathroom, plenty of room for a growing family. The full basement is unfinished and awaiting your personal vision, offering excellent future potential for additional living space tailored to your needs. Outside, enjoy the landscaped backyard and back lane access and the parking pad with 2 parking spaces. This great home is ideally situated within walking distance to shopping, schools, public transportation, and even a nearby golf course and playground. Located in the sought-after community of Cranston, close to all amenities, this home offers the perfect blend of comfort, function, and location. MUST VIEW! Don't miss your chance, call today to book your private viewing!

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