



GRASSROOTS
REALTY GROUP

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107 Cranberry Green SE
Calgary, Alberta

MLS # A2347755

\$549,800

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,296 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, No Neighbours Behind, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: workbench in garage

Welcome to Your Move-In Ready Family Home! Welcome to this fully finished two-storey home, ideally located in a cul-de-sac and within walking distance to a Catholic K–9 school and playground. With no neighbours directly behind, this is a wonderful opportunity for first-time buyers and growing families. Step inside to a bright living room overlooking the front street, complete with a cozy gas fireplace. The main floor flows naturally into the spacious kitchen and dining area, overlooking the backyard and large fully fenced deck—perfect for family time and entertaining. The kitchen features a central island, walk-in pantry with motion lighting, and plenty of storage. A convenient half bath, laundry, hallway closet, and another entry closet complete the main level. Upstairs, the spacious primary bedroom offers a walk-in closet and private full ensuite. Two additional bedrooms are located across the hall and share a full bathroom, making this layout ideal for a family. The fully finished basement adds even more living space with a comfortable family room, an additional bedroom, and another full bathroom—perfect for guests, teenagers, or a growing family. A double detached garage provides parking and additional storage. Recent updates include NEW carpet on the upper, main and lower levels, NEW vinyl plank flooring on the main level, a NEW high-efficiency furnace, and fresh paint throughout. Truly move-in ready, perfectly suited for family living, and waiting for its new owners. Don't wait—come see it for yourself!