

195 Cranberry Close SE
Calgary, Alberta

MLS # A2353836

\$540,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,428 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters		

Inclusions: N/A

Welcome to this spacious two-storey home located in the desirable community of Cranston! Offering a functional floor plan and plenty of living space, this home is worth a look. The main floor features hardwood flooring, beginning with a convenient front office/den, ideal for working from home. The remainder of the level offers an open-concept design with a kitchen featuring a centre island and raised breakfast bar, providing plenty of space for meal preparation and casual dining. The generously sized dining area is perfect for family gatherings and flows into the comfortable living room, complete with a cozy gas fireplace. A convenient 2-piece bathroom and access to the rear deck complete the main level. Upstairs, you'll find three good-sized bedrooms, including the primary suite with a walk-in closet and private 4-piece ensuite. The two additional bedrooms share a convenient 4-piece Jack & Jill bathroom, while the upper-level laundry adds everyday practicality. The spacious unfinished basement offers plenty of storage and numerous possibilities for future development. Outside, the fully fenced yard provides room to relax or entertain, while the double detached garage offers secure parking and additional storage. Located in the established community of Cranston, this home combines a practical floor plan, generous living space and the convenience of a double detached garage. A great opportunity to enjoy everything this popular southeast Calgary community has to offer!