

# \$540,000 - 154 Cranberry Close Se, Calgary

MLS® #A2218721

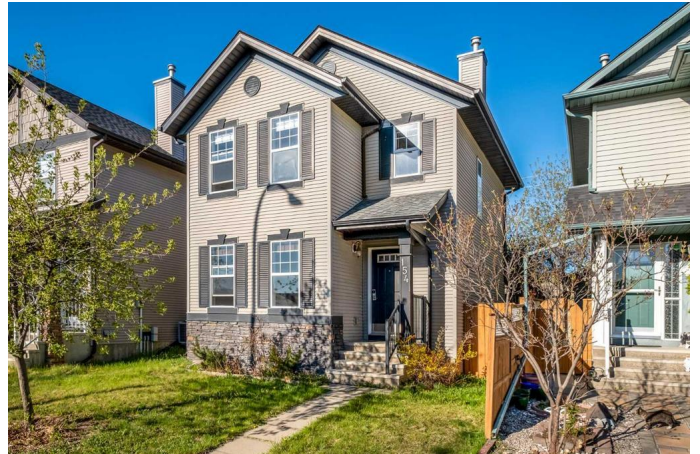
**\$540,000**

4 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

**\*\* OPEN HOUSE SATURDAY, MAY 10TH FROM 11AM-1PM AND SUNDAY, MAY 11TH FROM 12-2PM\*\*** Welcome to this beautifully maintained detached home in the heart of family-friendly Cranston – where comfort, convenience, and community come together. This 4 BEDROOM/2.5 BATH HOME offers a FULLY FINISHED BASEMENT plus a gorgeous and uniquely designed LOW MAINTENANCE BACKYARD. With nearly 1,700 sq ft of developed space and thoughtful upgrades throughout, including a new roof (2022), new hot water tank (2024), and professional interior painting (2022), this home is move-in ready and packed with value. Step inside to see rich hardwood floors, a cozy gas fireplace, and a sun-filled living room and open concept living. The kitchen features granite countertops, a pantry, and a handy half bath just off to the side. With plenty of natural light upstairs as well, the upper level offers a spacious primary bedroom with a walk-in closet, an additional two bedrooms, a full bath, and lighted stairs going up. Downstairs, the fully finished basement holds the fourth bedrooms and is a versatile bedroom suite or second primary bedroom, complete with its own walk-in closet and private full bathroom – ideal for guests, in-laws, an office or a growing teen. Enjoy your private outdoor space with a low-maintenance back courtyard featuring stamped concrete, beautiful landscaping and raised flower beds (the perfect place for outdoor entertaining!), plus a



storage shed and a parking pad that fits 2-3 vehicles. Located in the vibrant, family-oriented neighbourhood of Cranston where kids still play outside, and you're just minutes from schools, grocery stores, and major routes like Stoney and Deerfoot Trail. Plus, the Bow River pathway systems, parks, and playgrounds are right at your fingertips. Join us at the open houses this weekend and see all that this well-kept home has to offer!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218721    |
| Price          | \$540,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,152       |
| Acres          | 0.07        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 154 Cranberry Close Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0B5                |

**Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Clubhouse, Park, Playground |
| Parking Spaces | 2                           |

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Storage                           |
| Lot Description   | Back Lane, Back Yard, Garden, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |
| HOA Fees       | 191           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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