

\$550,000 - 14 Cranberry Close Se, Calgary

MLS® #A2146414

\$550,000

4 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to this well located, *air conditioned* 4-bedroom, 2-bathroom bi-level home nestled in the heart of Cranston, Calgary. With a bright, inviting, fully finished interior, this residence offers over 1690 sq ft across the main and lower levels - the perfect blend of comfort and style. Upon entry, you are greeted by a spacious living area bathed in natural light, thanks to the huge SE-facing window, as well as the vaulted ceiling. A strategically placed skylight highlights the kitchen, featuring a convenient corner pantry, modern appliances and a breakfast bar. The dining area leads out through patio doors to the front or back, where a deck and lawn complete the fenced backyard. The main floor boasts two generously sized bedrooms, each offering ample closet space and natural light, sharing a bathroom with an updated deep tub and beautiful, modern tile. Downstairs, the lower level houses two additional bedrooms along with another full bath with another newer deep tub and that gorgeous tile again, providing flexibility for guests, a home office, or a growing family. The family room is currently set up as a gym, but could equally be a great TV, hobby or games space. Noteworthy additions include central air conditioning, ensuring year-round comfort, a newer furnace and a hot water tank. The oversized 22' x 22' double detached garage is positioned at the rear. Located in the desirable community of Cranston, residents enjoy access to nearby parks, schools, and shopping, while benefiting



from easy commuter access to downtown Calgary and beyond. Don't miss the opportunity to make this very well-maintained home yours. Schedule your private showing today and envision yourself enjoying the best of Calgary living in this inviting Cranston gem.

Built in 2006

Essential Information

MLS® #	A2146414
Price	\$550,000
Sold Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	14 Cranberry Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1L5

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 25th, 2024
Days on Market	21
Zoning	R-1N
HOA Fees	180.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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