

\$594,900 - 409 Cranberry Circle Se, Calgary

MLS® #A2148687

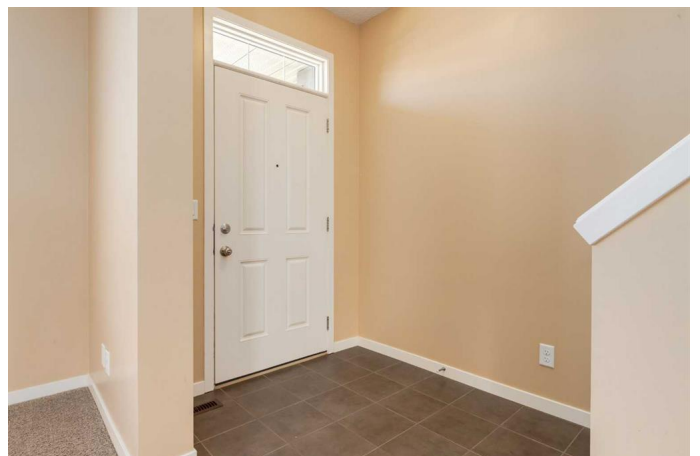
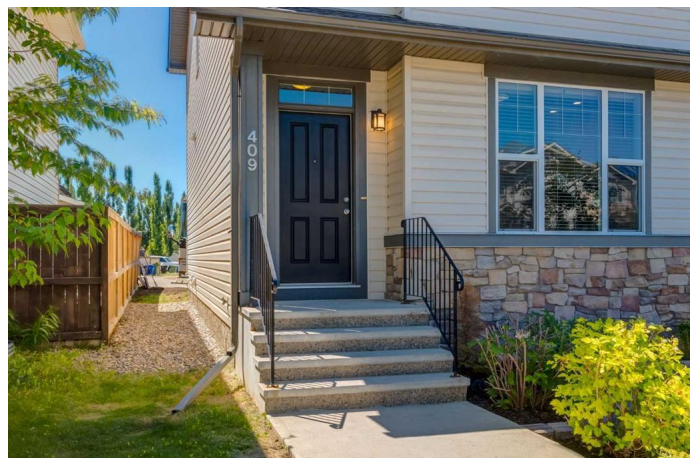
\$594,900

4 Bedroom, 4.00 Bathroom, 1,418 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Cranston is calling! This 4 bedroom, 3.5 bath, turnkey Cedarglen built, two storey home is excellently located on a fantastic street within the sought after community of Cranston. If you've been looking for a place to call home you can officially stop your search because you've found it in this move in ready gem! You will love the open concept main floor as it features 9-foot ceilings and has an ideal layout for entertaining and hosting guests for dinner parties and holiday gatherings. The welcoming tiled entryway with front hall closet leads you into this naturally bright and light filled home and flows into the inviting living room with tile surround gas fireplace with wood mantle, which will create a cozy and warm space during Calgary's Winter months. You'll pass by the dining area which can accommodate a large table on your way to the kitchen which boasts hardwood flooring as well as a large central island with breakfast bar, custom maple cabinetry, stainless steel appliances, pantry, and sink that overlooks the backyard. Chefs will love the amount of prep space and storage it offers as well as the convenient access to the super sunny South facing yard and updated deck where you can BBQ and eat al fresco. A 1/2 bath completes the floor. Upstairs you will find a well-appointed primary retreat that comes complete with a 3-piece ensuite with large shower, walk-in closet and views of the mountains from its large window that lets light stream in during the day. Two more great



sized bedrooms, a built-in office/computer area and 4-piece bath round out the upper level. The mostly finished basement offers ornate ceiling tiles as well as a large recreation/media room which is great for movie and game nights along with a great sized 4th bedroom, a very stylish 4 piece bathroom with intricate tile floor and shower surround with floating vanity and a laundry/mechanical room with tankless water heater. The sun-soaked yard has been recently seeded (photos virtually render the grass green) and has room for you to build a garage while still having space to enjoy the rest of the yard. You will love living in the amenity rich and uber desirable Cranston as it offers year round recreational activities for you to take part in including green spaces, playgrounds, a splash park, mobile skate park, tennis/pickleball courts, basketball nets, tobogganing hill, an outdoor skating rink and a great community association with a gymnasium and banquet hall. Outdoor enthusiasts will truly enjoy the close proximity to the Bow River pathways, Fish Creek park and the Blue Devil golf course. Those commuting downtown or anywhere in Calgary will enjoy easy access to major roadways like Stoney and Deerfoot Trails. Once you live here you will have transit, restaurants, grocery stores as well as shopping all within walking distance and you'll be just minutes from the neighbouring Seton shopping/entertainment district which offers a VIP theatre and the South Health Campus. Come make this house your home!

Built in 2010

Essential Information

MLS® #	A2148687
Price	\$594,900
Sold Price	\$625,113

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,418
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	409 Cranberry Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S1

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, 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	Other
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 26th, 2024
Days on Market	15
Zoning	R-1N
HOA Fees	180.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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