

\$674,900 - 69 Cranberry Avenue Se, Calgary

MLS® #A2157608

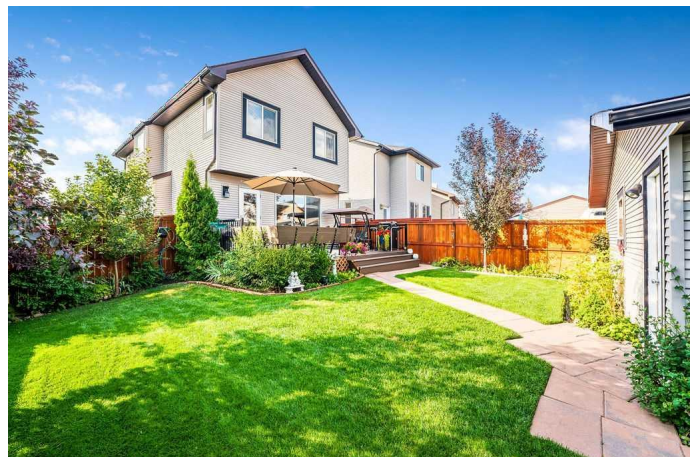
\$674,900

3 Bedroom, 4.00 Bathroom, 1,478 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to this meticulously maintained, original owner home in Cranston, offering over 2000 total square feet of comfortable living space on a 5000+ sqft lot (almost double the standard lot size in the area!) With 3 bedrooms and 3.5 bathrooms, this home is perfect for families looking to settle in a vibrant and highly desirable community. As you step inside, you'll be greeted by premium hardwood flooring, leading to a bright and airy open-concept living area. The spacious and well-appointed kitchen features stainless steel appliances. With ample cupboard and counter space, a corner pantry, and a large island, it's a perfect space for culinary enthusiasts. Paired with the large living room with a gas fireplace and dining room space creates a well-flowing main floor, making it the lovely heart of the home. Upstairs, you'll find three generously sized bedrooms. The large primary bedroom boasts a spacious walk-in closet and a large 4-piece ensuite with an oversized tile shower and a deep soaking tub. The secondary bedrooms and extra 4-piece bathroom upstairs are perfect for the kids, office space, or guests. The upstairs laundry (new washer and dryer) adds to the functionality and convenience of the second level. The fully developed basement offers a large family room / flex space and a 3-piece bathroom. Head out to your beautifully landscaped back yard and enjoy the large south-east facing deck which provides an excellent space for bbq's / family gatherings. The home is equipped with air



conditioning (new in 2023), ensuring comfort during hot summer days. Don't forget about the oversized 24x24 detached double garage which offers ample space for parking and storage. Situated on a desirable street with beautiful mature trees and great curb appeal, this home is on a massive corner lot, has a large fully-fenced back yard, and also has a sprinkler system. Located within easy walking distance to schools, public transit, and all of Cranston's local amenities, including grocery stores, shops, and restaurants. Convenient access to Stoney Trail and Deerfoot makes commuting a breeze. This beautifully updated and well-maintained home is ready for your private tour.

Built in 2009

Essential Information

MLS® #	A2157608
Price	\$674,900
Sold Price	\$665,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,478
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	69 Cranberry Avenue Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 0L9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 18th, 2024
Days on Market	33
Zoning	R-1N
HOA Fees	189.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Park Real Estate Associates Inc.
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