

412 Cranberry Circle SE
Calgary, Alberta**MLS # A2217093****\$625,000**

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: None

Nestled in the vibrant and family-friendly community of Cranston, this well-kept 3-bedroom, 2.5-bathroom Cedarglen home offers a perfect blend of comfort, functionality, and style. Enjoy added comfort year-round with central A/C, instant hot water, and a water softener system. New carpets were installed 2 years ago on the stairs and upper level. Discover 9-foot ceilings and elegant angled hardwood floors on the main level, paired with an open-concept layout that creates a welcoming flow throughout. The island kitchen is a chef's dream, featuring quartz countertops, full-height cabinetry, pot drawers, a corner pantry, and a complete set of five stainless steel appliances including a dual gas stove and pull-out drawers in the island for added functionality. A charming craftsman-style mantle surrounds the cozy gas fireplace in the living room—perfect for relaxing evenings at home. Upstairs, you'll find three good-sized bedrooms. The spacious primary retreat features a 3 pc ensuite with quartz vanity, a built-in closet system, and a walk-in closet for added storage. This home offers exceptional potential with an expansive unfinished basement, a blank canvas awaiting your vision - the open layout provides ample space to customize to your exact needs. Step outside to the inviting backyard, where a fully enclosed deck creates a perfect space for relaxation or entertaining in all seasons. The front yard features underground sprinklers, ensuring effortless maintenance and lush greenery throughout the summer. The backyard showcases a charming blend of flagstone and grass, ideal for gatherings, playtime, or quiet evenings under the stars. Ambient outdoor lighting adds a warm glow, setting the scene for unforgettable moments. Completing the outdoor experience is a heated double detached garage, providing both comfort and practicality.

year-round. Ideally located within a 5 minute walk to Dr. George Stanley Jr. High School, 15 minutes to Sibylla Kiddle Elementary, and moments from amenities like Sobeys, a veterinary clinic, Starbucks, banks, restaurants, parks, and public transit. The South Health Campus is also just a short drive or walk away, making this the perfect location for families and professionals alike. This move-in-ready home offers exceptional value and pride of ownership in one of Calgary's most desirable neighborhoods. Don't miss your opportunity to make it yours!