

10 Cranberry Green SE Calgary, Alberta

MLS # A2217616



\$519,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters		

Inclusions: N/A

10 Cranberry Green SE is more than a home – it’s your opportunity to plant roots in one of Calgary’s most family-friendly and connected communities. This inviting two-storey property features 2 bedrooms, 2.5 bathrooms, 1,338 square feet of well-designed living space, and a layout that balances function and flexibility. The heart of the home is the open-concept kitchen and living room, where a gas fireplace framed in rustic stone adds warmth and personality. The kitchen features maple cabinets, granite countertops, a walk-in pantry with frosted glass door, and a large island that doubles as a casual dining or homework station. There’s even space for a full dining table, with views through sliding patio doors to the backyard and the park beyond. Upstairs, you’ll find two spacious bedrooms, including a primary suite with ensuite bathroom. A bonus office/flex room on the main floor adds versatility for working from home or simply creating a cozy nook to relax. The basement is framed and ready to develop should you want more space or another bedroom! The location couldn’t be better – situated on a quiet street, directly across from a school, and backing onto a park and playground. You’re minutes to local shops, walking paths, transit, and the South Health Campus, plus you’ll have bragging rights to the nearby Brookfield YMCA – the largest in Canada. Whether you’re buying your first home, looking for a smart investment, or simply want a comfortable place to call your own, 10 Cranberry Green SE checks all the boxes.