



GRASSROOTS
REALTY GROUP

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246 Cranberry Place SE
Calgary, Alberta

MLS # A2225724



\$579,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,477 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, On Street, Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to 246 Cranberry Place SE — a beautiful well-maintained detached home in the family-friendly SW community of Cranston. Offering nearly 1,500 sq. ft. of developed living space, this 3-bedroom, 2.5-bath property is ideal for first-time buyers, young families, or anyone looking to settle into a vibrant, well-established community. The main level is bright and open, featuring large bay windows that flood the space with tons of natural light, hardwood floors throughout, and a cozy gas fireplace that anchors the living room. The spacious dining area flows seamlessly into the large open kitchen, complete with a walk-in pantry, ample cabinet space, and a 7-foot sit-up island — perfect for entertaining and casual meals around the kitchen. An arched doorway connects you to the powder room and a small mudroom that opens to your west-facing backyard. Upstairs, you’ll find a practical layout with brand NEW carpets (2025). The spacious primary suite includes a large walk-in closet and a 4-piece ensuite with both a stand-up shower and a large soaker tub. Two additional bedrooms down the hall, a full 4-piece bathroom, and upstairs laundry with newer washer and dryer (2024). Step outside and enjoy the low-maintenance west facing backyard, featuring a large patio with two gas lines for your BBQ and fire table, a privacy screen, and a garden bed — perfect spot for growing summer vegetables. The unfinished basement offers incredible potential, with rough-ins for plumbing and a secondary laundry setup, allowing you to customize the space to your needs. Other major upgrades include a updated hot water tank (2022), central A/C (2022), plumbing updates, and fresh interior paint (2025) — making this a great turn-key home. Located close to schools, parks, Sobeys, coffee shops, and Cranston’s Century Hall HOA, this home

offers both comfort and convenience. Don't miss your chance to make this your home — call today for more info or to book a private showing!