



GRASSROOTS
REALTY GROUP

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145 Cranberry Square SE
Calgary, Alberta

MLS # A2227522



\$574,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: None

This spacious 2 storey family home comes with 4 bedrooms, 3.5 baths plus a fully finished basement and an oversized double detached garage built in (2021). The main floor offers high ceilings and large windows that make this home warm and bright. The kitchen comes with ample cupboard/counter space, a corner pantry plus a large center island that overlooks the separate dining area. Completing the main level is an oversized living room with a cozy gas fireplace plus a 2pc bath/laundry area. Upstairs you will find a large primary bedroom with a walk-in closet and 4pc ensuite. Two additional bedrooms plus another 4pc bath complete the upper level. The basement was fully finished in 2013 and consists of a 4th bedroom with a 4pc ensuite plus a huge family room and extra storage. Additional bonuses include: A new hot water tank, large back deck (19'x10') plus the oversized detached garage with back alley access. Located close to schools, parks, walking paths, City transit, major shopping/restaurants and easy access to main roadways.