



**GRASSROOTS**  
REALTY GROUP

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**87 Cranberry Place SE**  
**Calgary, Alberta**

**MLS # A2228840**



**\$518,500**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This is a Civil Enforcement Sale under Part 7 of the Civil Enforcement Act in Alberta. Information as to the property has been obtained through previous MLS listings and civic records. This information although thought to be correct is not guaranteed to be so. The listing agent has not been able to gain entry to the home and as a result no interior photos are available. Master bedroom has a walk in closet with a 4 piece ensuite. Two additional bedrooms, a 4 piece bath and a laundry area complete the upper level. The main floor has a large living room with a bay window, an eat in kitchen, a dining room and a 2 piece bathroom. The lower level is not believed to be developed. Cranston has proven to be a good family friendly community and this property is close to schools, shopping and public transportation.