



**GRASSROOTS**  
REALTY GROUP

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**62 Cranberry Place SE**  
**Calgary, Alberta**

**MLS # A2229125**



**\$545,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, See Remarks, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** NA

Step into style and comfort with this beautifully updated two-storey home located on a quiet, family-friendly street in the heart of Cranston. With extensive renovations throughout, this property offers the perfect blend of modern finishes and everyday functionality—ideal for first-time buyers, young families, or those looking for a fresh start in one of Calgary’s most desirable southeast communities. From the moment you walk in, you’ll notice the fresh, modern feel thanks to brand-new vinyl plank flooring, new trim and baseboards, and a fresh coat of paint throughout the main floor. The fully redesigned kitchen is a standout, featuring sleek new cabinetry, stylish countertops, and a full suite of brand-new appliances—ready for all your culinary adventures. The main level also includes a spacious living area with a gas fire place and a beautifully updated bathroom with a new vanity, creating a cohesive and move-in-ready space. Upstairs, you’ll find three well-sized bedrooms, including a bright and airy primary bedroom with plenty of closet space. The upper-level four-piece bathroom is clean, functional, and ready for family life. Need more space? The unfinished basement offers a new washer/dryer, new hot water tank and excellent potential for future development—whether you’re dreaming of a home gym, rec room, or additional living space. Outside, enjoy peace of mind with a brand-new roof and a fully fenced yard—perfect for kids or pets. The new sod adds curb appeal and backyard comfort. Located just minutes from parks, schools, pathways, and the Bow River, plus easy access to Seton, South Health Campus, and major roadways—this home truly has it all.