



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

405 Cranberry Circle SE
Calgary, Alberta

MLS # A2229512



\$629,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: wardrobe, continuous hot water, shed, wall brackets, gazebo

Location truly sets this home apart. Conveniently situated near all the amenities of 130th Avenue, including restaurants, Canadian Tire, Walmart, Safeway, and drugstores, this property is also just minutes from the growing Seton area. Also is walking distance to two schools and the Cranston Community Centre. Enjoy easy access to both Deerfoot Trail and Stoney Trail, making commuting a breeze. Step into this two-storey home with a generous landing area and beautiful maple hardwood flooring. The main level features a spacious master bedroom complete with a large closet and a four-piece ensuite, along with a second large bedroom also offering a walk-in closet and its own full three-piece ensuite. A back landing leads out to the rear deck and double garage. Laundry facilities on the same level as the bedrooms. The upper floor is bright and features vaulted ceilings throughout the entire upper level. Open concept from the kitchen, dining, and living room areas. A deck just off the dining room, perfect for your outdoor BBQs. The kitchen features a large working island, granite countertops, stainless steel appliances, and a pantry. The living room showcases large south facing windows that fill the space with natural light, as well as a cozy gas fireplace that serves as a beautiful focal point. Maple hardwood floors and a convenient half bath complete the upper level. The fully developed basement includes a large recreation room, an additional bedroom, and another 4 piece bathroom. Finishings include ceramic tile in the bathrooms and carpet throughout the lower level. A continuous hot water tank is one of the upgrades. The south-facing backyard is fully fenced and landscaped, offering multiple areas for entertaining and relaxing. Nestled on one of the most picturesque, tree-lined streets in Cranston, this home is truly unique in its design. It shows 10 out of 10!

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