



GRASSROOTS
REALTY GROUP

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199 Cranberry Close SE
Calgary, Alberta

MLS # A2259398



\$569,999

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,336 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: NONE

3 BEDROOMS | 2 1/2 BATHROOMS | 2 STOREY | 1,335 SQFT OF LIVING SPACE | OVERSIZED HEATED DETACHED GARAGE |
Welcome to 199 Cranberry Close SE, nestled in the family-friendly community of Cranston! This charming 2-storey home offers 1,335 sqft of thoughtfully designed living space along with a rare oversized, heated detached double garage featuring "ceilings, a sub-panel with 220v, and ample room for vehicles, hobbies, and storage. Step inside and you'll be greeted by warm hardwood floors and a cozy living room with built-in shelving and a gas fireplace, perfect for relaxing evenings at home. The bright, open kitchen overlooks the backyard and boasts a functional layout with a pantry, plenty of cabinetry, and an adjoining dining area with tile flooring and access to the deck. Convenient main floor laundry and a half bath complete this level. Upstairs, the spacious primary suite comfortably fits a king-sized bed and includes a walk-in closet plus a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide space for family, guests, or a home office. The unfinished basement is fully insulated, offering an excellent opportunity to add equity and tailor the space to your needs, whether that's a gym, media room, or play area. Outside, enjoy a sunny backyard with a large deck, and BBQ patio space and alley access to your oversized garage. Located in a sought-after neighbourhood with nearby schools, parks, playgrounds, and shopping, this property delivers both value and lifestyle. The community of Cranston also includes a skatepark, splash park and hall for private events. Don't miss out on one of the best opportunities in Cranston!