



GRASSROOTS
REALTY GROUP

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

180 Cranberry Circle SE
Calgary, Alberta

MLS # A2264083



\$614,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,624 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions:	Hot Tub
--------------------	---------

Meet "CLARA" - OPEN HOUSE: Sunday, Oct 19 (12-2 PM) - CENTRAL A/C, NEW HOT TUB, GEMSTONE LIGHTS, HEATED GARAGE - Step inside this beautifully maintained home featuring hardwood floors and a functional main floor layout designed for everyday living. The kitchen offers an eating bar, corner pantry, and GAS RANGE—perfect for cooking and gathering. The living room invites relaxation with a cozy gas fireplace and built-in ceiling speakers, while CENTRAL A/C keeps the entire home comfortable year-round. Upstairs, you'll find three spacious bedrooms and a convenient laundry room. The primary suite impresses with its large size, a 4-piece ensuite, and a walk-in closet. The second bedroom features a charming BAY WINDOW and its own walk-in closet, while the third bedroom is generously sized. These bedrooms share access to a full 4-piece bathroom. The newly & professionally finished basement (completed in 2022) adds even more living space, with sleek vinyl flooring, pot lights, and a stylish 3-piece bathroom featuring classic subway tile. The HEATED GARAGE—complete with its own furnace—ensures comfort and practicality through Calgary winters. Outside, enjoy GEMSTONE lights surrounding the home, a bright south-facing backyard, and a two-tier deck ideal for entertaining. The new 2024 HOT TUB (still under warranty) sits beneath a beautifully lit PERGOLA, creating a perfect evening retreat. Located just steps from Sobeys, local pubs, banks, and schools, and only five minutes from the South Health Campus and all the amenities of Seton, this home combines convenience, comfort, and thoughtful upgrades throughout.