



GRASSROOTS
REALTY GROUP

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

201 Cranberry Square SE
Calgary, Alberta

MLS # A2265962



\$515,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Blinds and All Attached Lighting

**** OPEN HOUSE: Saturday, October 25th 1-3pm **** Welcome to 201 Cranberry Square SE, a beautifully maintained 4-bedroom, 3-bath detached home in the heart of Cranston! Perfect for multi-generational living or first-time buyers, this home offers a flexible layout designed for everyday comfort. The main floor features a bright living area, a functional kitchen and dining space, a convenient 2-pc bathroom, and a versatile den that can be used as an additional bedroom, home office, or playroom. Upstairs you'll find the laundry room and three spacious bedrooms, including the primary suite complete with a 4-pc ensuite. The unfinished basement offers endless possibilities, with framing already in place for a bedroom, a 4-pc bathroom, and a large family room—perfect for creating a custom space such as a game area, movie room, or guest suite. Enjoy the added benefit of new solar panels, helping you save on electricity while living sustainably. Located on a quiet, family-friendly street, this home is just minutes from grocery stores, dining, coffee shops, parks, and schools. A fantastic opportunity to own a move-in-ready home in one of Calgary's most welcoming communities!