



GRASSROOTS
REALTY GROUP

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71 Cranberry Place SE
Calgary, Alberta

MLS # A2272720



\$559,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: None

OPEN HOUSE SATURDAY NOV 29TH @ 10AM TO 12PM - What an opportunity with this elegantly finished Morrison-built home located on a quiet street just a short walk to shopping and schools in the heart of highly sought after Cranston! Its clean and well-kept with upgrades including hardwood, solid oak cabinetry, knock-down ceilings, granite up and down, upgraded railing, over-sized garage with gas hook up, and AC. The spacious kitchen is equipped with high-end stainless appliances, hosts a large island with breakfast bar and has a full pantry and plenty of storage. The open concept design makes for great family gatherings and entertaining. Work from home easily in the main floor office or use this space as a 4th bedroom. Upstairs you'll be delighted to find a generously sized Primary bedroom with a large walk-in closet and 3-piece ensuite bath. Two additional bedrooms and a full shared bath complete this upper floor. The basement is ready for future development with 3 large windows and rough-in for a bath all ideally situated. The mechanicals, laundry and large storage area conveniently tucked away. Enjoy the outdoor living on the oversized deck and south facing yard. The community of Cranston offers walking/biking paths, with mountain views, plenty of green space parks, shopping, and schools; all with easy access to major transportation routes. This home is great value and move-in ready!