



GRASSROOTS
REALTY GROUP

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44 Cranberry Way SE
Calgary, Alberta

MLS # A2273341



\$585,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Shed

Tucked onto a serene corner lot on a quiet, mature street, this fully developed home blends warmth, personality, and thoughtful updates in all the right places. The exterior makes an immediate impression with its inviting presence and oversized windows that bathe every room in sunshine. Inside, the main level unfolds with an easy, intuitive flow: a comfortable living room anchored by a gas fireplace, an accommodating dining space, and an efficient kitchen featuring stainless steel appliances, generous counter space including a central island, and abundant cabinetry—ideal for everyday living and weekend hosting. Upstairs, you’ll find three well-sized bedrooms, including a bright and calming primary retreat complete with a walk-in closet and a private ensuite. The fully developed lower level extends the home’s versatility with a spacious media/family room and a fourth bedroom, perfect for guests, teens, hobby space, or a quiet home office. Modern comfort is covered, too, with air conditioning, central vacuum, irrigation, a hot water tank replaced in 2021, a brand-new dishwasher (2025), and a new garburator (2025). Outdoors, the property truly shines. Designed for both gardeners and entertainers, the backyard blends charm and function with interlocking pathways, a raised front porch with a privacy screen, and a beautifully finished poured-aggregate patio that’s made for relaxed summer evenings and open-air dining. There’s still plenty of lawn and garden space to enjoy—ideal for kids, pets, and anyone who appreciates a little room to breathe. Car lovers and tinkerers will appreciate the insulated, drywalled, and heated detached garage, offering year-round usability for projects, storage, or simply keeping the vehicles warm during Calgary’s winter months. Additional updates include the roof (2020) and washer/dryer

(2020). This is a home that has been genuinely cared for—brimming with character, refreshed with smart improvements, and ready to welcome its next owners with comfort and style.