



GRASSROOTS
REALTY GROUP

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**210 Cranberry Place SE
Calgary, Alberta**

MLS # A2276990

\$530,000



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,419 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome to 210 Cranberry Place SE, a charming and updated home in the heart of Cranston — just steps from parks, schools, shopping, public transit, and the community center. This well-maintained property offers great curb appeal and a sunny, south-facing backyard complete with a large L-shaped deck, a spacious shed, and a insulated double detached garage for added convenience. Inside, you'll find a bright, open-concept main floor with a front flex room that's perfect for a home office or quiet reading space. The kitchen is well laid out with a center island and eat-up bar, a pantry, and all appliances have been replaced within the past year. The living and dining areas flow nicely together, and a 2-piece bathroom completes the main level. Upstairs offers a generous primary suite with a walk-in closet and full 4-piece ensuite, plus two additional bedrooms connected by a Jack & Jill bathroom. The laundry is conveniently located on this level as well. The developed basement includes two additional rooms that could function as bedrooms (note: no closets), a rec space, and a dedicated dog grooming room equipped with two grooming stations and a washing machine — all of which can be included in the sale or removed at the buyer's request. This is an excellent opportunity to own a move-in ready home in one of Calgary's most family-friendly communities. Book your showing today!