



**GRASSROOTS**  
REALTY GROUP

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**336 Cranberry Circle SE**  
**Calgary, Alberta**

**MLS # A2282923**



**\$599,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Jewel of a Deal!!! Big DOUBLE Car Garage! Convenient Location - Steps away from the Century Hall, ponds, Ice rink, parks, pathways, schools, shopping, transit, South Health Hospital, Seton YMCA, and the new exits. A wonderful URBAN STYLE HOME with many upgraded features, 16 (7.28K) Solar Panels, & meticulously crafted by the original owner - Truly a custom dream home - Supersized homesite! Over 1372+ SF of air-conditioned living space offering 3 bedrooms, 2.5 baths & detached 22 x 22 garage with paved rear lane access ... Check out the floor plan! This OPEN design features tile, carpet and hardwood floors throughout and a Spectacular CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include granite countertops, a newer hot water tank, a newer stacked LG washer/dryer, a whole-home water softener system, an exposed-aggregate front walkway, a 28' x 28' concrete patio, and more! The kitchen is masterfully designed for efficiency and entertaining (wood shaker style doors & trims), upgraded appliances, newer microwave OTR, corner pantry, tiled backsplash, dramatic central island with an eating bar for 2 & an undermount black granite sink. Upstairs includes an oversized primary bedroom with a full en suite and a walk-in closet, as well as two spacious secondary bedrooms with open east-facing views of the backyard. Other impressive features include a workshop in the fully insulated and drywalled garage with additional storage, an unfinished basement, a fully fenced backyard with a sunny, private setting, and a covered front entry. Quick mid-April possession date! Call your friendly REALTOR(R) to book a viewing!