12 Cranberry Green SE
Calgary, Alberta

MLS # A2291234

$490,000

Division:	Cranston
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,336 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, No Back Lane, No Neighbours Behind, Rectangular Lot, Street L		

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Hardwood		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame		**Zoning:**	R-2M
Foundation:	Poured Concrete		**Utilities:**	-

Features: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: Fire Place in the basement

SOUTH-FACING DUPLEX BACKING ONTO PARK! Welcome to 12 Cranberry Green SE, a bright 1,300+ sq ft home in the heart of Cranston. Enjoy the sun on this open-concept layout featuring a main-floor office and a functional kitchen with a central island. Upstairs, you’ll find 3 bedrooms and 2.5 baths, including a spacious primary suite. The private backyard features a direct gate to a nearby kids' park and playground, offering peaceful views of green spaces. Living in Cranston means instant access to the Cranston Ridge pathways, Century Hall’s splash park and skating rink, and the convenience of Cranston Market. Just minutes from Seton’s YMCA, VIP Cinemas, and the South Health Campus. Quick access to Deerfoot and Stoney Trail makes any commute a breeze!