



**74 Cranberry Close SE
Calgary, Alberta**

MLS # A2291306



\$499,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Flood Plain, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to Cranberry Close in Cranston—a calm, community-minded street where neighbors become friends. This original-owner Morrison built home has been lovingly maintained, beautifully upgraded, and is now available for the first time. With over 1300 sq. ft. of developed living space, this “cute as a button” 2 storey blends charm, function, and style. Step inside to discover Wide Plank Luxury Vinyl, Brand New Carpet and a custom fireplace surround with Tile Facing, beautiful custom mantle & built-ins, and an open concept layout perfect for everyday living. The amply sized kitchen is a Chefs Delight with Ample Cabinetry, Lots of Counter Space, classic subway tile backsplash, upgraded stainless steel appliances, and a functional yet beautiful centre island with bar fridge & additional storage. The dining area is framed by a timeless bay window overlooking the private pie shaped backyard with large deck. Upstairs, you’ll find 3 spacious bedrooms, a fully bath with. The primary suite offers a walk-in closet and a great ensuite. The exceptionally laid out basement could expand your living with a 4th bedroom w/Egress window, and a large rec/media room (egress)-perfect for a games room or additional family room. Outside, enjoy your huge pie yard with ample space to build an oversized garage. Cranston is a friendly community just steps to parks and pathways... 350 acres of it! Add quick access to Cranston Hub, Seton Urban District, restaurants, groceries, and the Bow River with easy access to Stoney Trail, Deerfoot Trail, and the South Health Campus. This home CHECKS EVERY BOX—bright, spacious, well maintained, and located in a vibrant, walkable community. Whether you’re a first-time buyer, downsizing, 74 Cranberry Close SE offers incredible value in one of Calgary’s most sought-after

neighborhoods. Don't miss your opportunity—book a private tour with your favorite REALTOR® today!