



138 Cranberry Place SE
Calgary, Alberta

MLS # A2298437



\$569,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Oversized, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome home to 138 Cranberry Place! Located on a corner lot this well maintained family home has an abundance of natural light throughout and is move in ready. The main level offers a spacious foyer to greet your guests, a front flex room perfect for a home office or formal dining room, and a family room with cozy gas fireplace. Adjacent is your well appointed kitchen featuring ceramic floors, corner pantry, central island with raised breakfast bar, plenty of cabinets and counter space and your dining room. The 2 piece bath and mud room with access to your private backyard complete this level. Upstairs you will find the primary bedroom with walk-in closet and 4 piece ensuite with soaker tub and separate shower. There are also 2 additional bedrooms and the main bath on this floor. Your developed basement overs a rec room, 3 piece bath, laundry area and plenty of storage space. The backyard has plenty of space to enjoy with a large deck and patio area and for the home mechanic an oversized single detached garage and being on a corner lot you have plenty of parking for guests. This home is located on a quiet street and is close to parks, schools and shopping, plus has great access to major thoroughfares and an easy commute to the South Calgary Health Campus. Don't miss out on this amazing home!