



**420 Cranberry Circle SE
Calgary, Alberta**

MLS # A2303862



\$549,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: TV Mount in primary bedroom, hooks in mudroom, floating shelves in living room

Welcome to this beautifully maintained 3-bedroom, 2.5-bath family home, offering a perfect balance of style, comfort and everyday functionality. Located on a quiet street in the sought after community of Cranston! Thoughtfully designed with 9' ceilings, large windows, and modern finishes throughout, the bright main floor features an open-concept layout ideal for both relaxing and entertaining. A sun drenched south facing living room welcomes you to the home featuring a cozy gas fireplace. The upgraded kitchen features dark cabinetry, stainless steel appliances, a central island, a corner pantry, and rich hardwood flooring, all flowing into a spacious dining area perfect for hosting. At the rear of the home, a practical mudroom leads out to a fully fenced & landscaped backyard with a generous 2 tiered deck and a double detached garage, offering both convenience and a great outdoor living space. Upstairs, the spacious primary suite includes California Closet built-ins showcasing the large walk in closet, and a private 3pc ensuite, while two additional bedrooms and a full bathroom provide plenty of room for family or guests. The basement offers great potential for future development with two large windows and a bathroom rough-in. Additional features include a tankless hot water heater for greater efficiency. Ideally located in a family-friendly community close to top-rated schools, amenities, the HOA facility, parks, pathways, the Bow River, and with easy access to Deerfoot and Stoney Trail-this move-in ready home is an incredible opportunity.