



**46 Cranberry Green SE
Calgary, Alberta**

MLS # A2304574



\$549,800

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|------------------|------------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,418 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Pantry, See Remarks, Vaulted Ceiling(s) | | |

Inclusions: Storage Shed, Central Vac & Attachments (as-is)

WALKOUT 3RD LEVEL | DOUBLE DETACHED GARAGE | CRANSTON | SINGLE FAMILY HOME | 3 BEDROOMS UP | 1 FULL BATH | 1,418 SQFT DEVELOPED | UNFINISHED BASEMENT | 4-LEVEL SPLIT | CENTRAL AIR | NEW ROOF WITH WARRANTY | JUNE POSSESSION AVAILABLE | 3D TOUR IN LINK | **OPEN HOUSES SATURDAY AND SUNDAY FROM 12-2** Tired of the same cookie-cutter 2-storey? This one hits different. Welcome to this 4-level split in Cranston with a rare above-grade walkout and a layout that just makes sense for a young family. The main floor is bright and open with a south-facing living room and vaulted ceilings, flowing into your kitchen and dining space so everything feels connected. Upstairs you’ve got 3 bedrooms and a full bath. Down a few steps is where this home really separates itself. The fully above-grade 3rd level walkout is flooded with natural light and opens straight to the backyard. This is the space families wish they had. Playroom, movie nights, home office, or just a spot to send the kids so you can actually hear yourself think upstairs. There is also plenty of room on this level to add a convenient 2-piece bathroom. The basement is unfinished with laundry, tons of storage, a large south-facing window, and bathroom rough-ins. Whether you finish it later or keep the extra space, you’ve got options. And if you’re thinking long-term, this layout sets up far better than most for a future suite with its natural separation and above-grade living space. Outside, you’ll appreciate the double detached garage, giving you secure parking, extra storage, and space for bikes, tools, or weekend projects. New shingles in 2025 with transferable warranty, furnace serviced in 2026, plus central A/C already in place. Walk to schools, parks, and pathways, and you’re just minutes to Century Hall

with its private park, splash park, rink, courts, and year-round family programming, all included in the low annual HOA. More functional than a 2-storey. More flexible than you expect. And way more interesting than anything else in this price range.