



**GRASSROOTS**  
REALTY GROUP

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**154 Cranberry Place SE**  
**Calgary, Alberta**

**MLS # A2198006**



**\$569,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Underground Sprinklers		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan		

**Inclusions:** TV Wall Mount, Shelf in 1/2 Bath, Shelving in Basement & Garage, Sprinkler System

Welcome to Cranston Living on this Large PIE LOT! Step into this bright and beautifully maintained 2-bedroom, 1.5-bathroom home nestled in the vibrant, family-friendly community of Cranston. Designed with both functionality and comfort in mind, this home offers an inviting open floor plan that seamlessly connects the living, dining, and kitchen areas—perfect for entertaining or enjoying cozy nights in. The kitchen is a true highlight, featuring a large island, peninsula counter for extra prep space and seating, a walk-in pantry, and brand-new stainless steel stove and dishwasher. Rich hardwood floors run throughout the main level, adding warmth and continuity. The adjacent dining area offers beautiful views of the large backyard, creating the perfect setting for indoor-outdoor living. The main floor also includes a convenient mudroom, a half bath for guests, and a built-in VacuFlo system with attachments for effortless cleaning. Upstairs, you’ll find a flexible bonus room space ideal for a home office, reading nook, or easily converted into an additional bedroom. There are two generous bedrooms, including a spacious primary suite complete with a walk-in closet. The large bathroom is a relaxing retreat, featuring both a walk-in shower and a soothing jetted tub. Fresh new carpet has been installed throughout the upper level for added comfort. The unfinished basement provides endless potential for future development—whether it’s a home gym, media room, or extra living space, the choice is yours. Outside, enjoy an expansive backyard with a large deck perfect for entertaining, beautiful gardens, and a fully installed underground sprinkler system to keep your landscaping lush and vibrant. A double detached garage with built-in shelving offers tons of storage and room for vehicles or a workshop. Located in the heart of Cranston, this home is close to

community parks, schools, the Cranston Residents Association Clubhouse, and nearby shopping, dining, and services. Don't miss your chance to own a home that combines space, style, and the best of Cranston living—book your showing today!