\$625,000 - 412 Cranberry Circle Se, Calgary

MLS® #A2217093

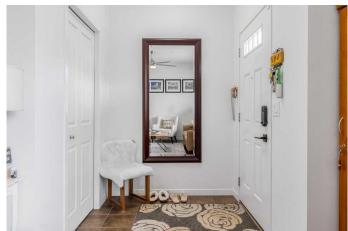
\$625,000

3 Bedroom, 3.00 Bathroom, 1,381 sqft Residential on 0.07 Acres

Cranston, Calgary, Alberta

Nestled in the vibrant and family-friendly community of Cranston, this well-kept 3-bedroom, 2.5-bathroom Cedarglen home offers a perfect blend of comfort, functionality, and style. Enjoy added comfort year-round with central A/C, instant hot water. and a water softener system. New carpets were installed 2 years ago on the stairs and upper level. Discover 9-foot ceilings and elegant angled hardwood floors on the main level, paired with an open-concept layout that creates a welcoming flow throughout. The island kitchen is a chef's dream, featuring quartz countertops, full-height cabinetry, pot drawers, a corner pantry, and a complete set of five stainless steel appliances including a dual gas stove and pull-out drawers in the island for added functionality. A charming craftsman-style mantle surrounds the cozy gas fireplace in the living roomâ€"perfect for relaxing evenings at home. Upstairs, you'II find three good-sized bedrooms. The spacious primary retreat features a 3 pc ensuite with quartz vanity, a built-in closet system, and a walk-in closet for added storage. This home offers exceptional potential with an expansive unfinished basement, a blank canvas awaiting your vision - the open layout provides ample space to customize to your exact needs. Step outside to the inviting backyard, where a fully enclosed deck creates a perfect space for relaxation or entertaining in all seasons. The front yard features underground sprinklers, ensuring effortless maintenance and lush







greenery throughout the summer. The backyard showcases a charming blend of flagstone and grass, ideal for gatherings, playtime, or quiet evenings under the stars. Ambient outdoor lighting adds a warm glow, setting the scene for unforgettable moments. Completing the outdoor experience is a heated double detached garage, providing both comfort and practicality year-round. Ideally located within a 5 minute walk to Dr. George Stanley Jr. High School, 15 minutes to Sibylla Kiddle Elementary, and moments from amenities like Sobeys, a veterinary clinic, Starbucks, banks, restaurants, parks, and public transit. The South Health Campus is also just a short drive or walk away, making this the perfect location for families and professionals alike. This move-in-ready home offers exceptional value and pride of ownership in one of Calgary's most desirable neighborhoods. Don't miss your opportunity to make it yours!

Built in 2010

Essential Information

MLS® # A2217093

Price \$625,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,381 Acres 0.07 Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 412 Cranberry Circle Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0L8

Amenities

Amenities Other

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Heated Garage

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters

Appliances Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s),

Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 5
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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