

# \$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 room—perfect for relaxing evenings at home. Upstairs, you'll 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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