

# \$629,900 - 405 Cranberry Circle Se, Calgary

MLS® #A2229512

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,389 sqft

Residential on 0.07 Acres

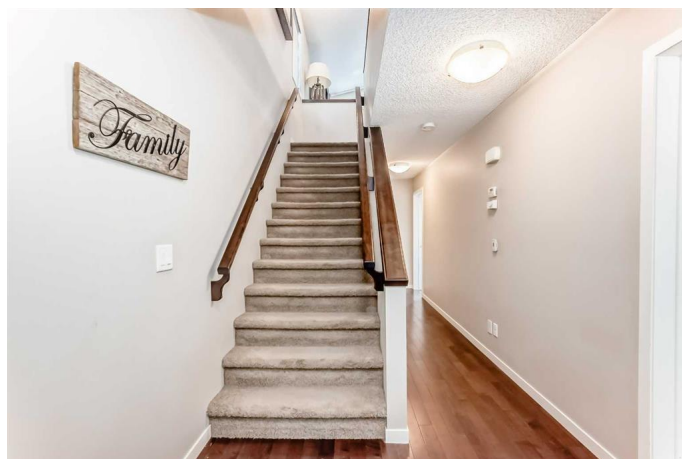
Cranston, Calgary, Alberta

Location truly sets this home apart.

Conveniently situated near all the amenities of 130th Avenue, including restaurants, Canadian Tire, Walmart, Safeway, and drugstores, this property is also just minutes from the growing Seton area. Also is walking distance to two schools and the Cranston Community Centre. Enjoy easy access to both Deerfoot Trail and Stoney Trail, making commuting a breeze.

Step into this two-storey home with a generous landing area and beautiful maple hardwood flooring. The main level features a spacious master bedroom complete with a large closet and a four-piece ensuite, along with a second large bedroom also offering a walk-in closet and its own full three-piece ensuite. A back landing leads out to the rear deck and double garage. Laundry facilities on the same level as the bedrooms.

The upper floor is bright and features vaulted ceilings throughout the entire upper level. Open concept from the kitchen, dining, and living room areas. A deck just off the dining room, perfect for your outdoor BBQs. The kitchen features a large working island, granite countertops, stainless steel appliances, and a pantry. The living room showcases large south facing windows that fill the space with natural light, as well as a cozy gas fireplace that serves as a beautiful focal point. Maple hardwood floors and a convenient half bath



complete the upper level.

The fully developed basement includes a large recreation room, an additional bedroom, and another 4 piece bathroom. Finishings include ceramic tile in the bathrooms and carpet throughout the lower level. A continuous hot water tank is one of the upgrades.

The south-facing backyard is fully fenced and landscaped, offering multiple areas for entertaining and relaxing. Nestled on one of the most picturesque, tree-lined streets in Cranston, this home is truly unique in its design. It shows 10 out of 10!

Built in 2010

### **Essential Information**

MLS® #	A2229512
Price	\$629,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,389
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	405 Cranberry Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0L8

## Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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