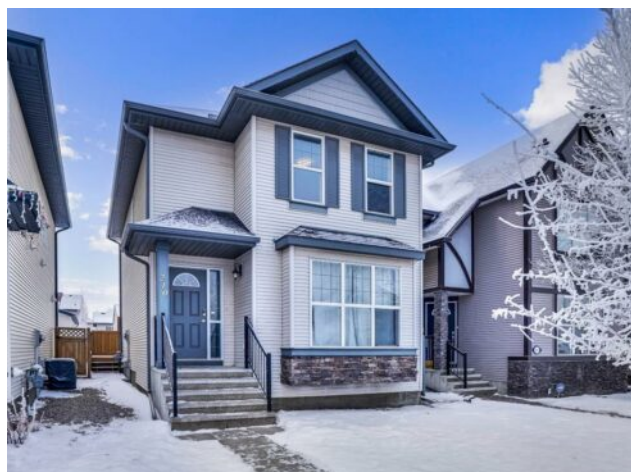


210 Cranberry Place SE  
Calgary, Alberta

MLS # A2276990



## \$530,000

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,419 sq.ft.                                                              | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                    |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular |               |                   |

|                    |                                                                                                      |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** none

Welcome to 210 Cranberry Place SE, a charming and updated home in the heart of Cranston &mdash; just steps from parks, schools, shopping, public transit, and the community center. This well-maintained property offers great curb appeal and a sunny, south-facing backyard complete with a large L-shaped deck, a spacious shed, and a insulated double detached garage for added convenience. Inside, you'll find a bright, open-concept main floor with a front flex room that's perfect for a home office or quiet reading space. The kitchen is well laid out with a center island and eat-up bar, a pantry, and all appliances have been replaced within the past year. The living and dining areas flow nicely together, and a 2-piece bathroom completes the main level. Upstairs offers a generous primary suite with a walk-in closet and full 4-piece ensuite, plus two additional bedrooms connected by a Jack & Jill bathroom. The laundry is conveniently located on this level as well. The developed basement includes two additional rooms that could function as bedrooms (note: no closets), a rec space, and a dedicated dog grooming room equipped with two grooming stations and a washing machine &mdash; all of which can be included in the sale or removed at the buyer's request. This is an excellent opportunity to own a move-in ready home in one of Calgary's most family-friendly communities. Book your showing today!