

\$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	11
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.