

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

MLS® #A2229512

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,389 sqft

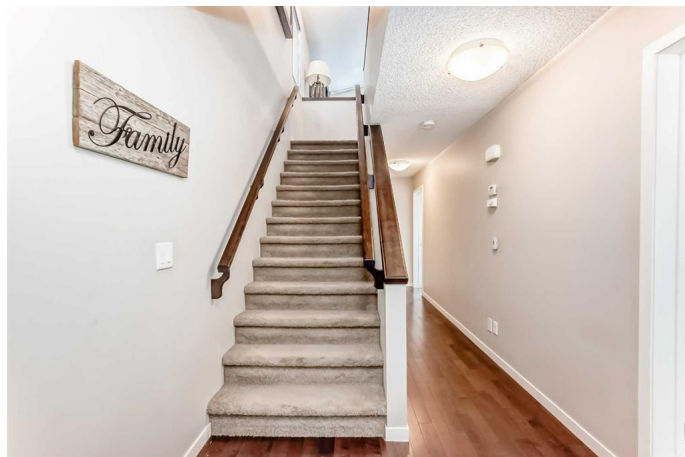
Residential on 0.07 Acres

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 | 5               |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.