

# \$599,900 - 285 Cranberry Close Se, Calgary

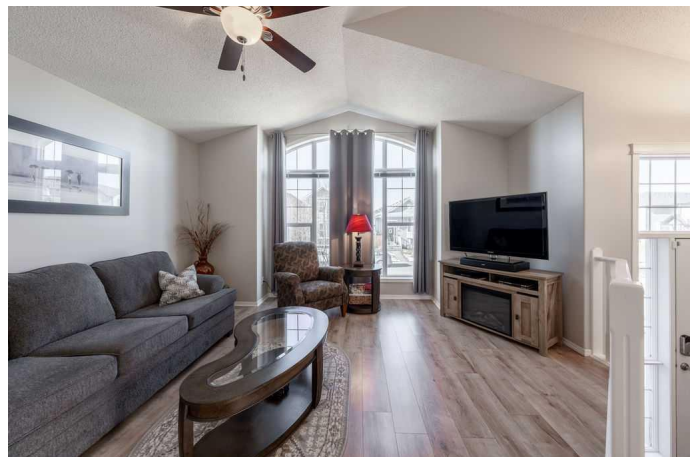
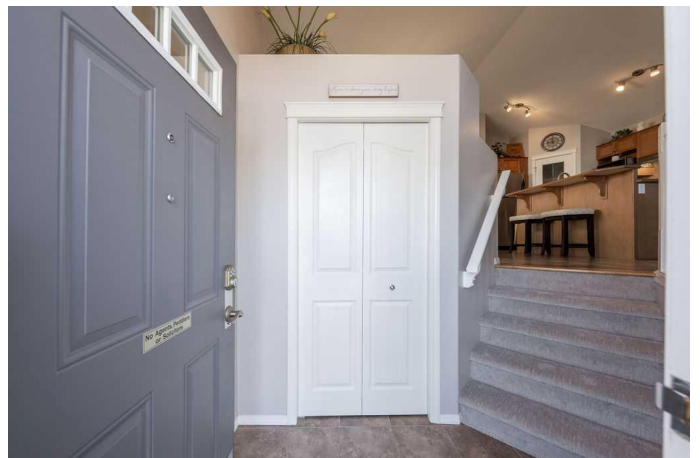
MLS® #A2201519

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,436 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to Cranston, a highly sought-after, family-friendly community in Calgary's vibrant south east corner, where pride of ownership shines throughout. With close to 1800 SF of living space, this beautifully updated, move-in-ready FULLY DEVELOPED WALKOUT 4-LEVEL SPLIT offers the perfect blend of elegance, space, and functionality—an opportunity for one lucky family to call it their forever home! As you arrive, the impressive curb appeal sets the tone for what's inside. Step through the front doors and be captivated by the bright, open-concept design complemented by VAULTED CEILINGS and massive tinted west-facing windows, bathing the home in natural light. Fresh paint and brand-new flooring enhance the modern feel. The expansive main level is designed for both comfort and entertaining. The grand living room is perfect for hosting guests, while the spacious dining area provides a welcoming space for family meals. The stylish kitchen with stainless steel appliances, boasts a raised eating bar, spacious island, and a corner pantry for plenty of storage and convenience. Retreat upstairs to the expansive owner's suite, complete with a private 3-piece ensuite and a generous walk-in closet. A well-sized second bedroom and a full 4-piece bathroom complete the upper level, offering the perfect setup for family or guests. The WALKOUT THIRD LEVEL expands your living space, offering a bright and inviting atmosphere.



Designed for both entertaining and relaxation, it features a wet bar and fridge, making it the perfect spot to host guests or unwind after a long day. With seamless backyard access, this level combines comfort and convenience. The fourth level offers a spacious additional bedroom, a full 4-piece bathroom, a dedicated laundry area, and ample storage space. Outside, the oversized 24'x 24' OVERSIZED DOUBLE GARAGE provides plenty of space for vehicles and toys, while the sheltered concrete patio offers a cool retreat for relaxing on warm summer days. Conveniently located just a short drive into the community which offers an abundance of green space, schools, shopping, 5 minutes to Seton Gateway, the largest YMCA and minutes to the state of the art South Health Campus Hospital. And enjoy peace of mind with brand-new, hail-resistant Class 4 roof shingles (installed in 2023) with a 30-year life. Don't miss this incredible opportunity. Seller Says Buy This House, And We'll Buy Yours\*. Homes For Heroes Program\*. Buy This Home And Receive A Free One Year Blanket Home Warranty\*. (\*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Crypto.

Built in 2006

### **Essential Information**

MLS® #	A2201519
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,436
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached

Style 4 Level Split  
Status Active

### Community Information

Address 285 Cranberry Close Se  
Subdivision Cranston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 0B3

### Amenities

Amenities Recreation Facilities  
Parking Spaces 4  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bar, Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows  
Appliances Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 13th, 2025  
Days on Market 1  
Zoning R-G

HOA Fees 183  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Greater Property Group

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