

45 Cranberry Avenue SE
Calgary, Alberta

MLS # A2239695

\$670,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,827 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Starting a new chapter with your growing family? This charming, thoughtfully designed home has everything you need. Nestled in a community that offers much more than just a place to live. Step into this well-built home that blends warmth, functionality, and timeless style, located in Cranston, one of Calgary's most established and sought-after communities. As you walk in, you're welcomed by rich hardwood floors and a bright, open-concept layout. Sunlight pours in through the south-facing backyard, filling the kitchen, dining, and living areas with natural light, perfect for everyday living and entertaining. Upstairs, the vaulted ceilings in the primary bedroom create a true retreat, complete with a spa-like ensuite featuring an oversized shower, deep soaker tub, double vanity, and walk-in closet. Two generous bedrooms, a central laundry room, and a bonus room provide flexibility for family life, a playroom, guests, or working from home. Outside, enjoy the private patio surrounded by mature trees and a spacious backyard, ideal for outdoor play and weekend barbecues. Cranston is built for families. Known for its timeless design, quality construction, and pride of ownership. It offers everything a growing household could want: top-rated public and Catholic schools, multiple playgrounds, ridge views, and direct access to Fish Creek Park and the Bow River. Century Hall, the residents-only facility, includes a gym, splash park, outdoor rink, and year-round programs for kids and adults. Don't miss your chance to own this stunning home in one of Calgary's most beloved neighborhoods.