

\$569,900 - 46 Cranberry Close Se, Calgary

MLS® #A2258349

\$569,900

3 Bedroom, 3.00 Bathroom, 1,364 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

"Price improved" Looking for a perfect family home in your budget? Look no further! Come and discover this charming two-storey home with Den + 3 bedrooms, 2.5 baths, and a double detached garage + A/C nestled in the family-oriented & growing community of Cranston. A brand-new roof has just been installed(with transferable warranty) for the new owner, and numerous quality upgrades over the past few years add style and value. Perfect layout blending comfort, style, and functionality to enjoy this home with your family. The versatile den with French door & hardwood floor is a huge benefit in this home, as it can be a home office, study room, hobby room, kids's™ play area, yoga space,,, or it can serve any purpose. The kitchen features beautiful full-height oak cabinetry with a sleek black backsplash tile, raised breakfast bar, decent stainless steel appliances, plus a pantry to provide great storage. The dining area seamlessly connects the kitchen and the living room, making it a perfect space for family and friends gathering. The spacious living room with hardwood floor easily accommodates furniture configurations, and the gorgeous fireplace adds warmth and a luxurious look. Step out to the newly reconditioned deck to enjoy alfresco lunches or dinner festivities with a BBQ gas hook-up and watch children playing in private fenced backyard. Upstairs, you will find a spacious primary bedroom with walk-in closet and 4-pc ensuite bathroom, and two additional



bedrooms facing the front with SE exposure to soak up natural sunlight. There is an additional 4-pc bathroom to share. Downstairs, a great space awaits your ideas to transform, but already equipped with a bathroom rough-in and two windows so it can easily turn into an additional living area. Extra features include 220V wiring in the oversized detached garage, central A/C to cool down the hot summer days, and a perfect location close to three great schools, parks, and playgrounds. Only a few minutes drive to shops, restaurants, river valley, and hospital, with easy access to both Deerfoot Trail and Stoney Trail, making commuting a breeze. Perfect family home! Best value home! Book your showing today before itâ€™s gone!

Built in 2006

Essential Information

MLS® #	A2258349
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Cranberry Close Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 0B4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, On Street, Oversized, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	26
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.