

# \$575,000 - 109 Cranberry Lane Se, Calgary

MLS® #A2189665

**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,370 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

**\*\*\*BACK ON MARKET\*\*\* | DOUBLE PRIMARY | PROFESSIONALLY DEVELOPED BASEMENT | 9 FT CEILINGS DOWN** - Step into this exceptional two-storey home where thoughtful design, modern elegance, and everyday practicality come together to create the perfect living space. With its great curb appeal featuring rock accents and meticulous landscaping, this home is perfectly situated to offer everything you need for modern living. Step inside to find upgrades such as plush carpeting, oversized windows, and a bright, spacious living room complete with a cozy fireplace, built-in entertainment center, and a TV wall mount.

The large kitchen is designed for both function and flair, featuring a corner pantry, stainless steel appliances, pot drawers, and an island overlooking the sunny dining area. Upstairs, the dual master bedrooms each offer private ensuites and walk-in closets for maximum comfort.

The well-appointed basement provides added living space, including a third bedroom and an additional full bathroom—ideal for guests or family. Outdoors, enjoy entertaining on the large deck with a gas hookup, or take advantage of the green space, shed, and ample parking.

This home delivers exceptional value and prime location—schedule your viewing today!

Built in 2010



## Essential Information

MLS® #	A2189665
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,370
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	109 Cranberry Lane Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0L7

## Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Bookcases, High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	29
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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