

# \$720,000 - 100 Cranberry Circle Se, Calgary

MLS® #A2244879

**\$720,000**

4 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to 100 Cranberry Circle SE, a beautifully maintained 4-bedroom, 4-bathroom home located in the sought-after community of Cranston. This inviting two-storey is designed with everyday living in mind, offering a smart and functional layout with plenty of space for the whole family.

The main floor is bright and open, with large windows that let in an abundance of natural light. The cozy living room features a gas fireplace, perfect for relaxing evenings, while the kitchen offers generous cabinet space, a central island with breakfast bar seating, and direct access to a spacious dining area that can easily accommodate large gatherings. A convenient two-piece bath and main floor laundry add even more functionality.

Upstairs, the primary bedroom is equipped with a walk-in closet and a four-piece ensuite complete with a deep soaker tub. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The standout feature on this level is the large bonus room with vaulted ceilings; ideal for a second living area, playroom, or home office. The finished basement extends your living space with a recreation room, dry bar, an additional bedroom, another full bathroom, and extra storage. Outside, enjoy a private, fully fenced backyard with a raised deck, perfect for summer barbecues and evenings under the stars.

Living in Cranston means being part of a vibrant, family-oriented community surrounded



by natural beauty. Enjoy scenic walking and biking paths along the Bow River, nearby playgrounds and parks, and easy access to schools and everyday amenities. It's a neighborhood where families thrive and nature is always close to home. Central AC for hot summer days and central vacuum system included.

This one checks all the boxes. Book your private showing today and come see it for yourself!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244879    |
| Price          | \$720,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,709       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 100 Cranberry Circle Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0N7                 |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                                  |
|--------------|----------------------------------|
| Parking      | Double Garage Attached, Driveway |
| # of Garages | 2                                |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                                                                     |
| Heating           | Forced Air                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                          |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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