

# \$574,900 - 145 Cranberry Square Se, Calgary

MLS® #A2227522

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,362 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

This spacious 2 storey family home comes with 4 bedrooms, 3.5 baths plus a fully finished basement and an oversized double detached garage built in (2021). The main floor offers high ceilings and large windows that make this home warm and bright. The kitchen comes with ample cupboard/counter space, a corner pantry plus a large center island that overlooks the separate dining area. Completing the main level is an oversized living room with a cozy gas fireplace plus a 2pc bath/laundry area. Upstairs you will find a large primary bedroom with a walk-in closet and 4pc ensuite. Two additional bedrooms plus another 4pc bath complete the upper level. The basement was fully finished in 2013 and consists of a 4th bedroom with a 4pc ensuite plus a huge family room and extra storage. Additional bonuses include: A new hot water tank, large back deck (19'x10') plus the oversized detached garage with back alley access. Locate close to schools, parks, walking paths, City transit, major shopping/restaurants and easy access to main roadways.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2227522  |
| Price     | \$574,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,362       |
| Acres          | 0.07        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 145 Cranberry Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1J6                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Park, Playground                        |
| Parking Spaces | 2  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Oversized |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle  |
| Construction    | Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 17             |
| Zoning         | R-G            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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