

207 Cranberry Way SE  
Calgary, Alberta

MLS # A2177818



**\$549,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** The owner is willing to include the work bench and all shelving and patio table and chairs, Lawn mower and grass trimmer, BBQ and propane tank, electric leaf blower

Welcome to your new home in the lively Cranston community of Calgary! This charming 2-story, detached house boasts just under 1100 sq. ft. of well-appointed living space, offering the perfect balance of comfort and potential. Upon entering, you'll find a warm and welcoming living room, ideal for relaxing or spending quality time with family and friends. The kitchen is both practical and well-equipped, perfect for everyday meals and entertaining. The main floor also includes a convenient half bath for guests. Upstairs, you'll discover three generously sized bedrooms, each filled with natural light, as well as a full family bathroom. The unfinished basement is a blank canvas with endless possibilities—whether you envision a home gym, extra living space, or a playroom, you can make it your own. Outside, the yard provides a great space for gardening or outdoor activities. One of the standout features of this property is the double detached garage, which is insulated, drywalled, and painted—offering not only vehicle protection but also the potential for a workshop or extra storage. Recent upgrades include a new roof and hot water tank, both replaced in 2021. The seller is also offering a few items for free—please refer to the private remarks for details.