

# \$555,000 - 45 Cranberry Square, Calgary

MLS® #A2250737

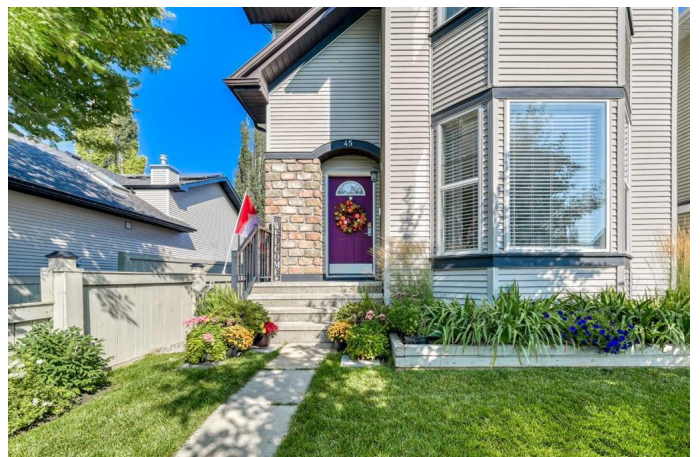
**\$555,000**

3 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

This beautifully maintained three-bedroom home offers the perfect blend of comfort, functionality, and location. Ideally situated within walking distance to Christ the King School, nearby parks, and green spaces, it's a fantastic choice for families or anyone seeking a quiet, connected community. Pride of ownership is evident throughout, starting with the charming curb appeal and continuing inside where fresh carpet has just been installed on the upper level. The home features central air conditioning for year-round comfort, a spacious full cedar deck ideal for entertaining, and a fully landscaped and fenced backyard with ample green space for kids or pets to play. A double detached garage with partial insulation and convenient alley access provides secure parking and storage. Inside, you're welcomed by a bright and inviting front living room centered around a cozy gas fireplace and a floor-to-ceiling bay window that fills the space with natural light. The open-concept main floor includes a central dining area enhanced by a cantilever detail, direct yard access through a garden door, and a stylishly renovated two-piece bathroom with updated lighting and a sleek Kohler vanity. The large kitchen offers ample storage with a corner pantry and comes complete with a stainless steel appliance package, including a brand new gas stove and a Bosch dishwasher, making it a dream for any home cook. Upstairs, two well-sized back bedrooms are



accompanied by a four-piece bathroom and convenient linen storage, while the spacious front-facing primary bedroom features another large bay window and a walk-in closet. The basement is fully finished with a den space and rec room to outfit, with your favorite design and desires & offers an excellent layout. The central vacuum system has all attachments and makes cleanup a snap. With its functional floor plan, tasteful updates, and move-in-ready condition, this home offers exceptional value in a prime location.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250737    |
| Price          | \$555,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,164       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 45 Cranberry Square |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1J5             |

**Amenities**

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, |
|-----------|----------------------------------------------------------------|

Garbage Collection, Phone Connected, Sewer Connected, Underground Utilities, Water Connected, Fiber Optics Available

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

# of Garages 2

### Interior

Interior Features No Smoking Home

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Raised Hearth, Tile

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Garden, Lighting, Storage, Rain Barrel/Cistern(s)

Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 5th, 2025

Days on Market 51

Zoning R-1N

### Listing Details

Listing Office RE/MAX real estate central alberta

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.