

**207 Cranberry Way SE**  
**Calgary, Alberta**

**MLS # A2165277**



**\$569,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <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>   | Alley Access, Double Garage Detached, Insulated |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                       |               |                   |
| <b>Lot Feat:</b> | See Remarks                                     |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <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-1N |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Storage |                   |      |

**Inclusions:** N/A

Welcome to your new home in the vibrant community of Cranston, Calgary! This delightful 2-story, detached residence offers just under 1100 sq. ft. of well-designed living space, perfect for those seeking both comfort and potential. Step inside to find a cozy and inviting living room, ideal for relaxing and enjoying quality time with family and friends. The kitchen provides both functionality and convenience for everyday living and entertaining. The main floor also features a practical half bath for guests. Upstairs, you'll discover three comfortably sized bedrooms, each bathed in natural light, and a full family bathroom to serve your needs. The unfinished basement provides a versatile blank slate—perfect for a home gym, additional living space, or a playroom, allowing you to customize it to fit your lifestyle. Outside, you'll find a charming yard ideal for gardening or outdoor activities. A standout feature of this property is the double detached garage, which is insulated, drywalled, and painted. This versatile space offers not just protection for your vehicles, but also the potential for a workshop or extra storage. The recent upgrades are the roof and the HWT in 2021. The seller is willing to include some stuff for free, please see the private remark.