

# \$768,800 - 225 Cranberry Circle Se, Calgary

MLS® #A2216919

**\$768,800**

5 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Absolutely stunning 5-bedroom, 3.5-bathroom home with a fully finished walk-out basement in the family-friendly community of Cranston. Perfect for a growing family, this home features a soaring foyer ceiling, hardwood floors, a natural gas fireplace, and a gourmet kitchen with full-height cabinetry, gas range with chimney hood fan, raised granite breakfast bar, island, stainless steel appliances, and a Swarovski crystal lighting package.

The main floor offers a spacious entryway, open-concept living and dining areas, and a newer maintenance-free deck with glass railings—ideal for summer BBQs or relaxing. A mudroom and 2-piece powder room complete this level. Upstairs, you'll find a large bonus room, a luxurious primary suite with a spa-like 5-piece ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and a convenient laundry room.

The fully developed walk-out basement features a large family room, kitchenette, full bathroom, and two more generously sized bedrooms. Enjoy a beautifully landscaped, fully fenced backyard, plus a front yard seating area off the porch. A double attached garage and rare back lane access add to the home's appeal. Located close to schools and walking distance to Cranston Market Shopping Centre, with easy in-and-out community access.



Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216919    |
| Price          | \$768,800   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,073       |
| Acres          | 0.10        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 225 Cranberry Circle Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0S1                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas                      |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line                              |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Sloped Down |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 60            |
| Zoning         | R-G           |
| HOA Fees       | 192           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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