

# \$579,900 - 246 Cranberry Place Se, Calgary

MLS® #A2225724

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to 246 Cranberry Place SE – a beautiful well-maintained detached home in the family-friendly SW community of Cranston. Offering nearly 1,500 sq. ft. of developed living space, this 3-bedroom, 2.5-bath property is ideal for first-time buyers, young families, or anyone looking to settle into a vibrant, well-established community.

The main level is bright and open, featuring large bay windows that flood the space with tons of natural light, hardwood floors throughout, and a cozy gas fireplace that anchors the living room. The spacious dining area flows seamlessly into the large open kitchen, complete with a walk-in pantry, ample cabinet space, and a 7-foot sit-up island – perfect for entertaining and causal meals around the kitchen. An arched doorway connects you to the powder room and a small mudroom that opens to your west-facing backyard.

Upstairs, you’ll find a practical layout with brand NEW carpets (2025). The spacious primary suite includes a large walk-in closet and a 4-piece ensuite with both a stand-up shower and a large soaker tub. Two additional bedrooms down the hall, a full 4-piece bathroom, and upstairs laundry with newer washer and dryer (2024).

Step outside and enjoy the low-maintenance west facing backyard, featuring a large patio with two gas lines for your BBQ and fire table, a privacy screen, and a garden bed – perfect spot for growing summer vegetables.



The unfinished basement offers incredible potential, with rough-ins for plumbing and a secondary laundry setup, allowing you to customize the space to your needs. Other major upgrades include a updated hot water tank (2022), central A/C (2022), plumbing updates, and fresh interior paint (2025) â€” making this a great turn-key home. Located close to schools, parks, Sobeys, coffee shops, and Cranstonâ€™s Century Hall HOA, this home offers both comfort and convenience. Donâ€™t miss your change to make this your home â€” call today for more info or to book a private showing!

Built in 2007

**Essential Information**

MLS® #	A2225724
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	246 Cranberry Place Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G7

**Amenities**

Amenities	Clubhouse, Playground
Parking Spaces	3
Parking	Off Street, On Street, Parking Pad, Rear Drive

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	191
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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