



# 211 Cranberry Way Calgary Alberta

\$524,800

It's not easy finding 4 developed levels of living space in a desirable community within walking distance to a school at an affordable price anymore....but this one really meets your families needs. MOVE-IN READY | DETACHED HOME | GRAND VAULTED CEILINGS | 4 TOTAL BEDROOMS | FINISHED BASEMENT | UNSURPASSABLE LOCATION | FAMILY-FRIENDLY COMMUNITY WITH A RESIDENT'S ONLY CLUB! Welcome to this bright and spacious detached home ideally located in the active community of Cranston. This dynamic neighbourhood has it all - schools within walking distance, numerous parks, extensive pathways, shops, restaurants and the Resident's only clubhouse and recreation facility! After all of that adventure come home to a quiet sanctuary with soaring vaulted ceilings, gleaming hardwood floors and a plethora of natural light. The living room invites relaxation while a massive floor-to-ceiling window streams in sunshine throughout the day. Show off your culinary prowess in the well laid out kitchen featuring a sunny skylight, a raised breakfast bar, a pantry for extra storage and clear sightlines into both the living and dining rooms for great connectivity. The upper level is home to 3 bedrooms including the primary suite with a walk-in closet. A ton of versatile space awaits in the lower level family room, easily divide this huge space with furniture to accommodate a rec room, home office, gym, play space and more. A 4th bedroom and another full bathroom are found in the basement level providing a ton of privacy to guests and extended family members. Barbeque, lounge or soak up the sun on the expansive wrap-around deck in the sunny SE-facing backyard with loads of grassy play space for the kids and a bonus space for RV parking. Dog owners, families and outdoor enthusiasts will love the many river pathways that wind around Fish Creek Park and that this very active community boasts a private...

Furnace 7.08 Ft x 12.00 Ft  
 Bedroom 19.92 Ft x 12.42 Ft  
 3pc Bathroom Measurements not available  
 Recreational, Games room 19.92 Ft x 17.75 Ft  
 Kitchen 20.92 Ft x 12.92 Ft

Living room 15.17 Ft x 13.58 Ft  
 Primary Bedroom 12.08 Ft x 11.00 Ft  
 Bedroom 9.50 Ft x 8.33 Ft  
 Bedroom 10.50 Ft x 10.58 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



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eXp Realty



**RE/MAX REAL ESTATE  
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