



203 Cranberry Park Calgary Alberta

\$324,900

Pride of ownership (with 50K in upgrades) in this unique Cedarglen Lifestyles former showhome. Not another unit like this in the complex. 1,257 sq.ft above grade plus another 397 sq.ft. of professionally developed matching basement with City permits. Total of 1,654 sq.ft of living space in this fourplex building. Total of 4 rooms and 3 and 1/2 bathrooms. Low Condo Fee of \$259 includes your exterior maintenance, snow removal, lawn treatment, insurance and reserve funds. Two TITLED parking stalls with electrical outlets in front of this East-West oriented CORNER bright unit. Enjoy your front porch in the morning and do some natural gas bbq grilling on the rear deck in the evening. Walk into the main level finished with tasty upgrades, like engineered hardwood floor throughout, custom drapes, Hunter Douglas blinds and lighting, cozy up in front of upgraded fireplace with high end Italian porcelain tiles surround, cook gourmet meals in GORGEOUS KITCHEN with QUARTZ counter tops, counter-depth fridge, and all stainless steel appliances. Entertain friends and family around big quartz kitchen island and in dinning room backing onto the deck and your own backyard. Relax in the HOME THEATER room in the basement with 9.2 built in Dolby Atmos compatible setup for your favorite music and movies, with full 4 PIECE WASHROOM, open computer area, storage and laundry room. Just dim the lights and enjoy. When tired of it all, head all the way up to Master Bedroom with upgraded ENSUITE BATHROOM with full width mirror, nice glass shower and Italian porcelain tiles with full height. Two generously sized kid's rooms and MAIN BATH are also on top level. Time to clean up the home? No problem, powerful Central Vacuum comes included. Tucked away from the street and in a very quiet location, this home is just steps away from George Stanley Junior High School, while Public and Catholic Schools ar...

4pc Bathroom .00 Ft x .00 Ft

Furnace 8.67 Ft x 5.67 Ft

Family room 18.33 Ft x 9.83 Ft

Laundry room 5.33 Ft x 2.83 Ft

Other 18.33 Ft x 9.83 Ft

2pc Bathroom 10.00 Ft x 10.00 Ft

Dining room 10.50 Ft x 8.83 Ft

Living room 15.83 Ft x 13.33 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.00 Ft x 12.83 Ft

Bedroom 11.50 Ft x 9.33 Ft



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Other 13.33 Ft x 11.00 Ft

Bedroom 9.67 Ft x 8.17 Ft