



23 Cranberry Circle Calgary Alberta

\$765,000

Welcome to 23 Cranberry Circle S.E.--a beautifully appointed and fully developed 2-storey home offering over 3,000 sq. ft. of thoughtfully designed living space in the highly sought-after community of Cranston. This impressive 4-bedroom home is loaded with upgrades and perfectly suited for both everyday living and entertaining. The main floor features a bright, open-concept layout with 9-foot ceilings, rich 3/4" ash hardwood flooring, and solid oak doors. A spacious front office overlooks the streetscape, while the inviting living room showcases vaulted ceilings with wood beams, a stunning floor-to-ceiling stone gas fireplace with log mantle, built-in shelving. The kitchen is sure to impress with quality granite countertops, extended-height oak cabinetry, abundant drawers, a centre island with storage, corner pantry, stainless steel appliances, and ambient cabinet lighting. The adjoining dining nook opens to a sunny south-facing rear deck--perfect for summer entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat complete with vaulted ceiling, walk-in closet, built-ins, window bench seating, and a spa-inspired 4-piece ensuite featuring a large soaker tub, and a separate tiled shower. The two additional bedrooms each offer walk-in closets and share a convenient Jack-and-Jill bathroom with private sink areas. The fully developed basement continues to impress with 9-foot ceilings, a large recreation space anchored by a second stone gas fireplace, wet bar, flex room or 4th bedroom, and a stylish 3-piece bathroom with heated floors. Additional highlights include a heated, oversized double attached garage with an 8' door and ceiling height suitable for car lifts, main floor laundry and mudroom, a newer high-efficiency furnace, central air conditioning and ample built-in storage throughout. Outside, enjoy a low-maintenan...

Family room 14.00 Ft x 13.83 Ft

Recreational, Games room 11.42 Ft x 16.00 Ft

3pc Bathroom 11.42 Ft x 5.50 Ft

Recreational, Games room 10.00 Ft x 9.00 Ft

Bedroom 11.25 Ft x 9.92 Ft

Furnace 8.00 Ft x 15.50 Ft

2pc Bathroom 5.08 Ft x 5.25 Ft

Kitchen 11.00 Ft x 14.92 Ft

Dining room 8.00 Ft x 9.58 Ft

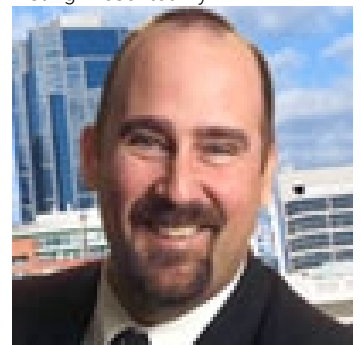
Primary Bedroom 17.50 Ft x 13.00 Ft

Other 4.42 Ft x 7.42 Ft

5pc Bathroom 8.58 Ft x 5.00 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other	7.25 Ft x 6.25 Ft	4pc Bathroom	10.17 Ft x 8.83 Ft
Office	9.92 Ft x 11.92 Ft	Bedroom	11.50 Ft x 15.08 Ft
Living room	15.50 Ft x 15.00 Ft	Bedroom	15.92 Ft x 9.58 Ft