



## 73 Cranberry Avenue Calgary Alberta

\$579,900

Immaculately maintained, this spacious 3 bedroom, 2.5 bath home features a thoughtfully designed layout with a main floor den, perfect for a home office or flex space. The kitchen showcases dark stained cabinetry, black appliances, granite countertops, a spacious island and a pantry. The dining area is ideal for family gatherings and entertaining guests, while 9 foot ceilings on the main floor enhance the bright, open feel of the large living room. A functional mudroom leads to a two-tier deck and a very generous backyard. Outside you'll find ample space to build a garage, start your own organic garden or simply enjoy outdoor recreation. Upstairs, the primary bedroom includes a 4 piece ensuite and a walk-in closet, while the other two well sized bedrooms share a full bathroom. Enjoy the convenience of upper floor laundry. Notable upgrades include central air conditioning, knockdown ceilings throughout, rounded corners, dual-zone heating, a rough-in for central vacuum, 9 foot basement ceilings, hardwood flooring in the kitchen, dining, and living areas, tile in the entryway and bathrooms and finally, newer washer, dryer and dishwasher. Located in the well established community of Cranston, this home offers an exceptional blend of nature and modern amenities. Residents enjoy access to the Bow River pathway system, Fish Creek Park and extensive walking pathways, including routes with stunning views. The area is served by K-4 and 5-9 public schools, as well as a K-9 Catholic school. Cranston's vibrant community centre features a gym, meeting and party rooms, tennis courts, a splash park, outdoor skating rinks and a variety of programs. South Health Campus, a high school, and the YMCA in Seton are just minutes away too. The area also offers easy access to Deerfoot Trail and Stoney Trail, making for a convenient commute. (id:6769)

Primary Bedroom 3.97 M x 4.37 M

Laundry room 1.68 M x 2.36 M

Bedroom 3.99 M x 2.85 M

Bedroom 2.95 M x 3.16 M

4pc Bathroom 2.92 M x 1.52 M

4pc Bathroom 1.74 M x 2.71 M

Office 3.85 M x 2.18 M

Living room 3.97 M x 4.48 M

Kitchen 3.96 M x 4.29 M

Dining room 1.82 M x 3.67 M

2pc Bathroom 1.52 M x 1.65 M

Listing Presented By:



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