



Title:  
**Fee Simple**  
Legal Desc:

**0613162**

Zoning:  
**R-G**

Remarks

Pub Rmks:

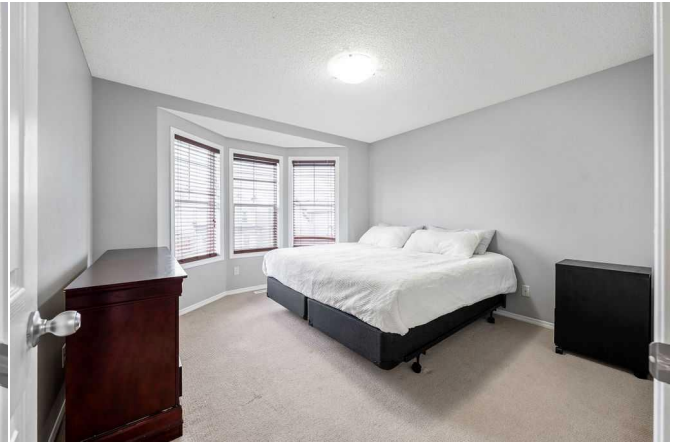
**This beautiful 2-storey Morrison home offers everything you need for modern family living. Featuring 3 bedrooms, a great kitchen, and a bright, open floor plan, it's designed for comfort and convenience. The main floor welcomes you with a tiled entrance, leading to an open-concept living and dining area. The living room boasts a large bay window, bringing in abundant natural light, along with a cozy gas fireplace framed by an elegant white mantle. The dining room adds charm with its recessed, arched niche, while the kitchen is both bright and functional, complete with a centre island, black appliances, and a garden door that opens to a sunny south-facing deck—perfect for morning coffee or summer barbecues. Upstairs, you'll find a full bathroom, a master bedroom featuring another bay window and walk-in closet, plus two additional bedrooms. The unfinished basement offers future possibilities with roughed-in plumbing for an extra bathroom. This home is ideally located within walking distance to schools, parks, public transit, and all the local amenities Cranston has to offer—grocery stores, shops, restaurants, and more. With easy access to Stoney Trail and Deerfoot Trail, commuting is a breeze. Don't miss out on this gem! Ready for its next family, this home in the desirable Cranston community is waiting for you! Updates: shingles 2022, hot watertank 2022. \*\*\*Don't miss the virtual tour for a more immersive experience online. And don't hesitate to book a showing for the real thing! \*\*\***

Inclusions:  
Property Listed By:

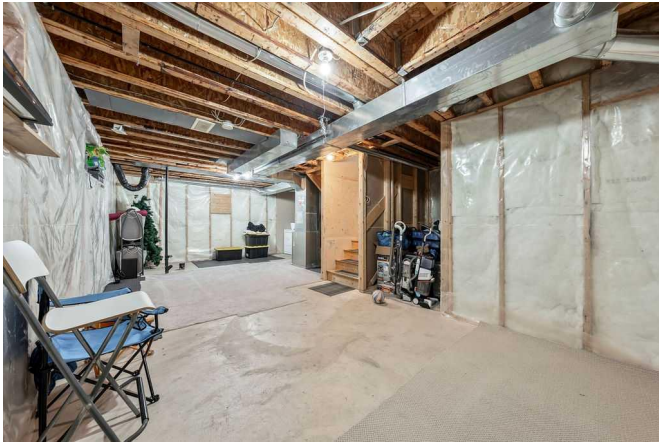
**Shed  
CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











GROSS AREA 198 Cranberry Close SE - Calgary  
MAIN LEVEL: 570 SqFt, UPPER LEVEL: 570 SqFt  
TOTAL: 1140 SqFt