



THE
A-TEAM

**RE/MAX
FIRST**

102 CRANBERRY Square, Calgary T3M 1J5

MLS®#: **A2182274**

Area: **Cranston**

Listing Date: **12/05/24**

List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,046 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

DOM

48
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Ceiling**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	44`7" x 50`0"
Dining Room	Main	37`6" x 47`4"
4pc Bathroom	Second	16`8" x 25`5"
Game Room	Lower	59`1" x 65`4"
4pc Bathroom	Basement	20`3" x 25`8"
Storage	Basement	10`1" x 13`5"

Room	Level	Dimensions
Kitchen	Main	25`5" x 35`3"
Bedroom	Second	27`11" x 35`10"
Bedroom - Primary	Second	33`8" x 47`10"
Bedroom	Basement	32`3" x 41`3"
Laundry	Basement	25`5" x 39`8"
Furnace/Utility Room	Basement	14`6" x 19`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0410405

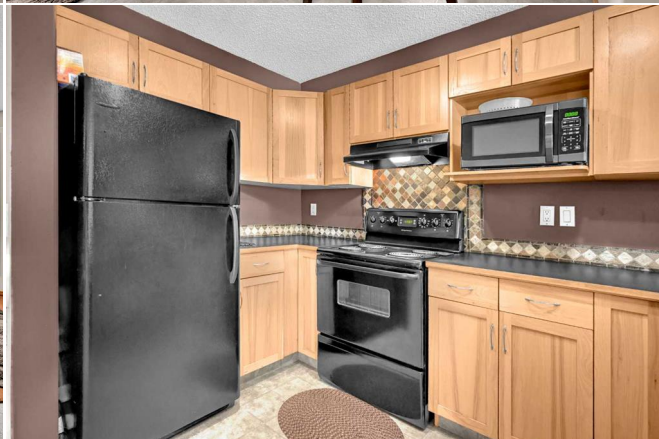
Remarks

Pub Rmks: **Discover this charming 4-level split home in the sought-after community of Cranberry Square SE, Calgary. With a thoughtfully designed layout, this property offers the perfect blend of comfort and functionality for families. Featuring 3 bedrooms and 2 bathrooms, it's an ideal home for those seeking space and convenience. Key Features: Address: 102 Cranberry Square SE, Calgary Property Type: 4-Level Split Bedrooms: 3 (2 on the upper level, 1 in the basement) Bathrooms: 2 (1 on the upper level, 1 in the basement) Living Room: Bright and inviting with large windows for ample natural light Kitchen: Modern appliances, plenty of counter space, and abundant storage Dining Area: Conveniently located next to the kitchen, perfect for family meals and entertaining Bedrooms: Spacious with comfortable layouts and ample closet space Bathrooms: Updated with modern fixtures and finishes Fully finished with a bedroom and bathroom, ideal for guests or additional family members Upper Level: Features 2 bedrooms and a full bathroom, offering privacy and comfort Yard: Well-maintained, with space for gardening or outdoor activities Parking: detached 2-car garage Heating: Efficient system ensuring year-round comfort Laundry: In-unit laundry facilities for added convenience Don't miss the opportunity to make this beautiful house your new home! Schedule a private tour today and see all that 102 Cranberry Square SE has to offer. Act fast, as this property won't stay on the market for long!**

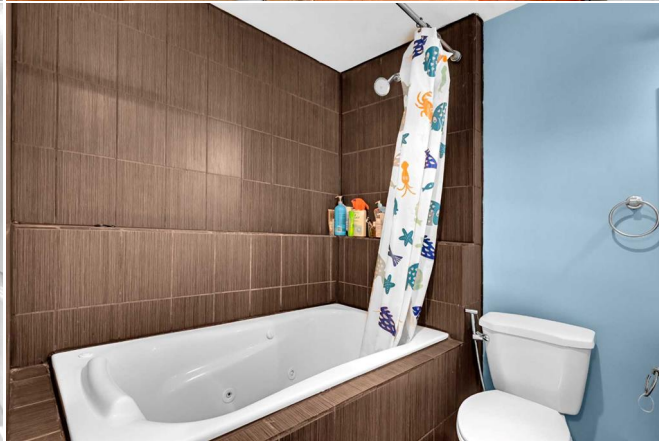
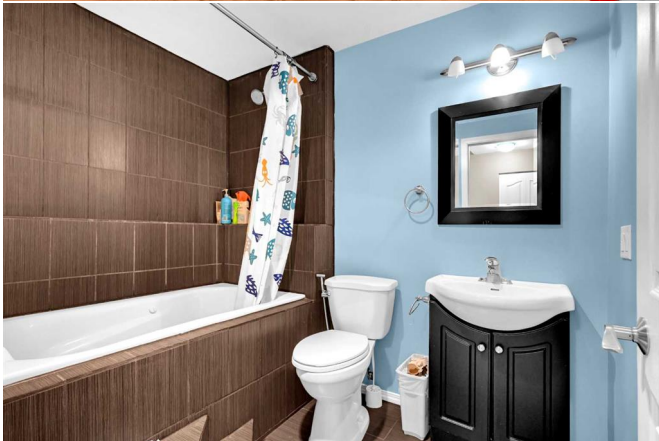
Inclusions:
Property Listed By: **NA**
eXp Realty

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











102 Cranberry Square SE, Calgary, AB

Main Floor Exterior Area 433.53 sq ft
Interior Area 443.19 sq ft



PREPARED: 2024/12/04



While regions are excluded from total floor area in OUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

102 Cranberry Square SE, Calgary, AB

Upper Exterior Area 419.04 sq ft
Interior Area 364.19 sq ft



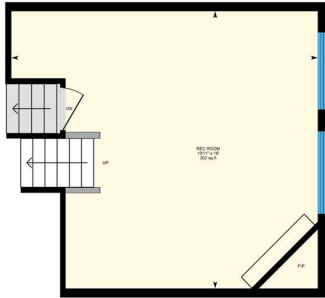
PREPARED: 2024/12/04



While regions are excluded from total floor area in OUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

102 Cranberry Square SE, Calgary, AB

Lower (Below Grade) Exterior Area 332.62 sq ft
Interior Area 319.94 sq ft



PREPARED: 2024/12/04



While regions are excluded from total floor area in OUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

102 Cranberry Square SE, Calgary, AB

Basement (Below Grade) Exterior Area 463.21 sq ft
Interior Area 391.63 sq ft



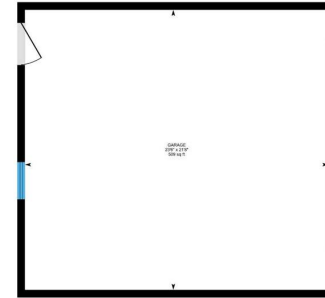
PREPARED: 2024/12/04



While regions are excluded from total floor area in OUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

102 Cranberry Square SE, Calgary, AB

Detached Garage Excluded Area 309.21 sq ft



PREPARED: 2024/12/04



While regions are excluded from total floor area in OUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.