



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

**16**  
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:

**0410405**

Zoning:  
**R-G**

Remarks

Pub Rmks:

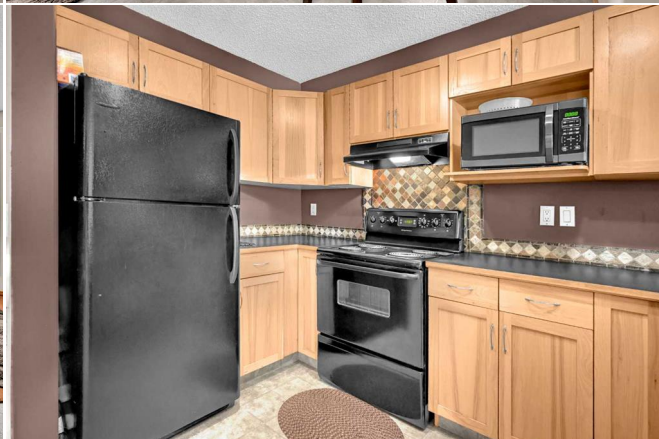
**Discover this charming 4-level split home in the sought-after community of Cranberry Square SE, Calgary. With a thoughtfully designed layout, this property offers the perfect blend of comfort and functionality for families. Featuring 3 bedrooms and 2 bathrooms, it's an ideal home for those seeking 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:

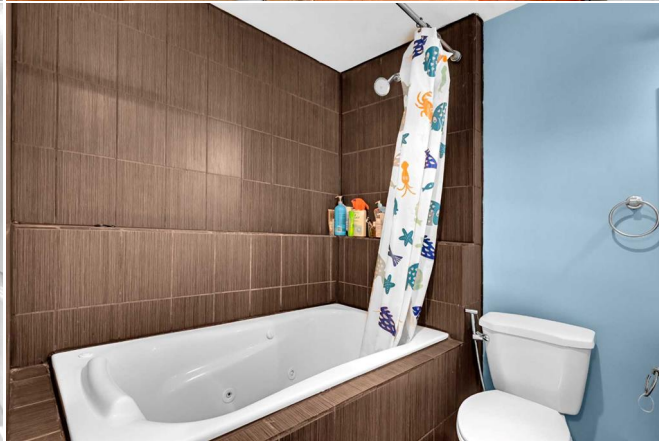
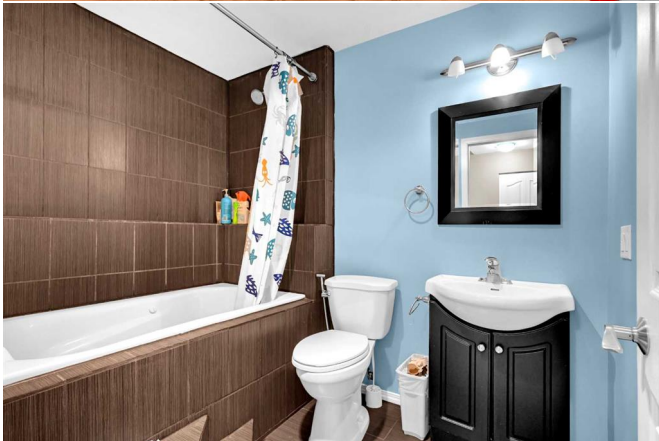
**NA**  
**eXp Realty**

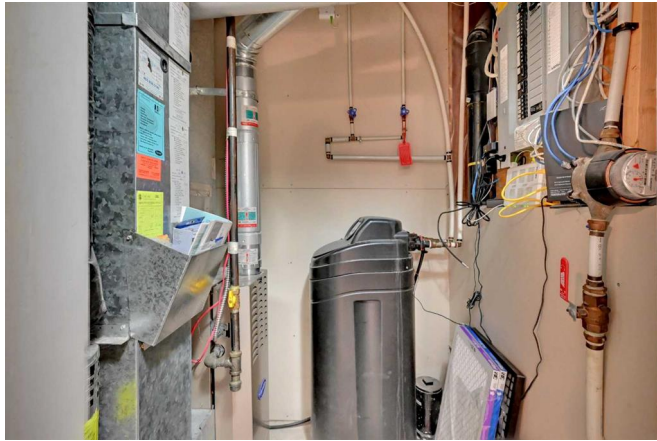
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**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 4120.04 sq ft  
Interior Area 364.19 sq ft



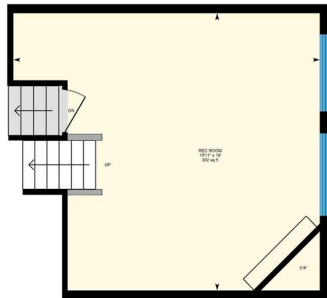
PREPARED: 2024/12/04



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**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



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**102 Cranberry Square SE, Calgary, AB**

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



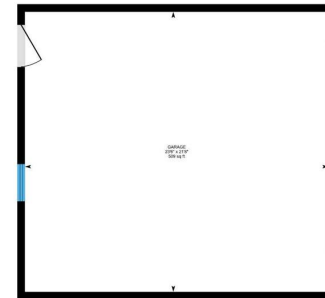
PREPARED: 2024/12/04



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**102 Cranberry Square SE, Calgary, AB**

Detached Garage Excluded Area 509.21 sq ft



PREPARED: 2024/12/04



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