



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**455 CRANBERRY Circle, Calgary T3M 0M1**

MLS®#: **A2189678**

Area: **Cranston**

Listing Date: **01/24/25**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,799 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**  
Park Feat: **Double Garage Detached**

DOM

**8**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,Tankless Hot Water**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`7" x 5`4"
Dining Room	Main	14`10" x 9`0"
Bedroom - Primary	Second	13`6" x 12`0"
Bedroom	Second	10`7" x 10`0"
Bedroom	Basement	10`2" x 10`1"
4pc Bathroom	Second	
2pc Bathroom	Main	

Room	Level	Dimensions
Living Room	Main	13`0" x 11`7"
Kitchen	Main	11`7" x 10`3"
Bedroom	Second	11`3" x 10`0"
Family Room	Basement	15`3" x 14`4"
3pc Ensuite bath	Second	
4pc Bathroom	Basement	

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-G**

**0811484**

Remarks

Pub Rmks: **Welcome to 455 Cranberry Circle - The Perfect Family Home in Cranston. Tucked away in one of Calgary's most desirable neighborhoods, this charming 4-bedroom home offers over 2,000 sq. ft. of beautifully designed living space. From the moment you step inside, you'll be embraced by an open-concept layout that effortlessly blends style and function—ideal for both daily living and entertaining guests. The heart of the home is the kitchen, complete with sleek modern finishes, ample counter space, and a brand-new fridge, making meal prep a breeze. Whether you're cooking for the family or hosting friends, the kitchen flows seamlessly into the living and dining areas, creating a perfect space for connection. The main level also features a cozy 3-way fireplace, offering a warm and inviting atmosphere, whether you're unwinding after a busy day or hosting a lively gathering. The home is equipped with a newer furnace and central A/C, ensuring year-round comfort—whether it's keeping you warm in the winter or cool during the summer months. Step outside to your own private backyard retreat, ideal for enjoying morning coffee or unwinding in the evening. The heated double detached garage is a standout feature, with 22' of depth to accommodate your pickup or SUV. For those who need extra space for their toys, RV parking is also available, giving you room for all of life's adventures. With parks, schools, and amenities just around the corner, 455 Cranberry Circle is perfectly situated in a welcoming, family-friendly community. This isn't just a house—it's a place where memories are made and your best life unfolds. Come see for yourself!**

Inclusions:  
 Property Listed By: **Garage Heater  
 LPT Realty ULC**

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













