



THE
A-TEAM

**RE/MAX
FIRST**

1143 CRANBROOK Gardens, Calgary T3M 3L3

MLS®#: **A2108051**

Area: **Cranston**

Listing Date: **02/22/24**

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,091 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,229**
Low Sqft:
Ttl Sqft: **2,229**

DOM

87
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Heat Pump**
Sewer:
Ext Feat: **None**

Construction:
Cement Fiber Board,Concrete,ICFs (Insulated Concrete Forms),Wood Frame
Flooring:
Carpet,Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`3"
Kitchen With Eating Area	Main	14`1" x 8`8"
2pc Bathroom	Main	
Bedroom - Primary	Upper	13`1" x 13`3"
Bedroom	Upper	11`8" x 11`2"
4pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	9`6" x 11`3"
Den	Main	9`0" x 7`8"
Bonus Room	Upper	15`8" x 16`9"
5pc Ensuite bath	Upper	
Bedroom	Upper	10`10" x 13`6"
Laundry	Upper	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

RG

0

Remarks

Pub Rmks:

The stunning and incredible efficient NET ZERO home is officially for sale! Built by Brookfield Residential, this home far surpasses modern day building code requirements and provides all the luxuries of a brand new home without the rising utility costs. Additional benefits of a Net Zero home include: more even temperatures throughout the home, exceptional indoor air quality, less noise and a quieter living environment, and an airtight home that is environmentally friendly. You can also save up to \$8,200 with the CMHC Eco Plus Rebate! Intelligent design and construction advancements have made this net zero home significantly more efficient than your typical home built today - in fact, up to 80% more efficient! Net Zero specific features that make differentiate this new home from others include: more efficient insulation, air sealing around doors, vents, outlets and windows (both inside and outside), premium high performing windows, energy star appliances, LED lighting, an air source heat pump, advanced hot water tank and roof solar panels with an energy monitoring system. Beyond the unique efficiency features specific to this home is the incredibly popular Purcell 24 model with stunning design throughout. The property features an open concept main living area with a kitchen complete with warm maple cabinets, an accent island and quartz countertops - all overlooking both the living and dining area. The dining space has patio doors leading to the backyard and the living area has a central electric fireplace and wall of windows overlooking the south-facing backyard. A main floor office / flex space, powder room, walk through pantry and large mud room complete the main level. Open spindle railing leads to the second level where you'll find a central bonus room separating the primary bedroom from the secondary rooms. The expansive primary suite has a 5 pc ensuite including a fully tiled walk-in shower, pedestal soaker tub, dual sinks and a private water closet in addition to the walk-in closet. Two more bedrooms, a full main bathroom and laundry room complete the upper level. Situated on a south-facing lot, this property captures the perfect sunshine all year long, further adding to its efficiency via solar panels. The property is perfectly located within the community, backing onto a walking path that leads straight to the Riverstone pathway system making you steps away from the beautiful Bow River. With rising utility costs, this home is the future of efficiency and savings! This home is fully complete and move-in ready today. This home represents reduced GHG emissions with 21 metric tonnes/year saved which is equal to 18.3 gas powered vehicles off the road for 1 year or 2,222 trash bags of waste recycled instead of landfilled - a truly unique property!

Inclusions:

Property Listed By:

N/A

Charles

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











