



THE
A-TEAM

**RE/MAX
FIRST**

60 CRANBROOK Landing, Calgary T3M 2L8

MLS® #: **A2121723**

Area: **Cranston**

Listing Date: **04/11/24**

List Price: **\$1,199,900**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **8,159 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,514**
Low Sqft:
Ttl Sqft: **1,514**

DOM

38
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Landscaped

Heated Garage,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 10`0"
Living Room	Main	16`8" x 13`0"
Bedroom - Primary	Main	14`0" x 13`6"
Bedroom	Basement	14`0" x 12`0"
4pc Bathroom	Basement	9`0" x 5`0"

Room	Level	Dimensions
Dining Room	Main	17`8" x 9`0"
Laundry	Main	12`0" x 8`0"
5pc Ensuite bath	Main	11`0" x 10`0"
Bedroom	Basement	14`0" x 12`0"
2pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$499

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1412808**

Remarks

Pub Rmks: **Step into this stunning Cranston Riverstone bungalow villa, where luxury meets comfort in every corner and you are just a few steps from Bow River pathways and access to nature in every direction. Built by Calbridge Homes, this home ensures you'll be surrounded by luxurious finishes and elegant design. Welcomed by a grand 8' entry door (enjoy 8' doors throughout), you're ushered into a spacious foyer, setting the tone for the elegance within. To the right, a versatile den awaits, perfect for a home office or quiet study. The main level reveals a very open concept main living space with a chef's dream kitchen, complete with high-end appliances including a gas cooktop and built-in wall oven. Quality brands like Kitchen-aid and Miele ensure reliability and class. Ample storage, custom millwork, and a center island make this kitchen a hub for culinary adventures. Adjacent, the central dining area is spacious for family gatherings and overlooks the great room with a stunning gas fireplace surrounded by custom built-ins and large windows. Retreat to the primary bedroom, offering serenity and indulgence with its five-piece ensuite bathroom featuring a lavish steam shower, large soaker tub, and comforting in-floor heating. This space also offers a large walk-in closet with organizers. Head down to the lower level for the ultimate entertaining space, which unfolds into a media room with large built-ins, and a well-appointed bar area complete with a beverage fridge and dishwasher—ideal for hosting gatherings in style. The basement bathroom also boasts comforting in-floor heating. Two additional bedrooms downstairs, each with walk-in closets, provide ample space for guests or family members. Throughout both levels, engineered hardwood flooring exudes timeless elegance and durability. The main level laundry room is designed for efficiency, boasting thoughtful organization features. Enjoy Control 4 Automation throughout the home (TV's, motorized blinds, WiFi, Sonos ceiling speaker system) PLUS this home is wired for high-speed fibre internet. For the car lover, the oversized triple heated garage with epoxy flooring offers ample parking and storage space, enhanced by an electric heating system for added comfort. This villa's location in the complex boasts the biggest front yard and backyard available, providing ample space for outdoor enjoyment and activities. Beyond the home's luxurious amenities, Cranston itself offers a vibrant community atmosphere, with nearby parks providing opportunities for leisure and recreation. Additionally, the complex's landscaping crews alleviate the burden of outdoor maintenance, ensuring a worry-free lifestyle for future homeowners. Seize the chance to make this exquisite Cranston bungalow your own haven. Schedule your viewing today and embrace the epitome of modern luxury living!**

Inclusions:
Property Listed By: **Control 4 and Sonos Ceiling Speaker System, TV's and Wall Mounts, Bar Dishwasher
RE/MAX Realty Professionals**

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













