



THE
A-TEAM

**RE/MAX
FIRST**

192 CRANFORD Drive, Calgary T3M 0W9

MLS® #: **A2122961**

Area: **Cranston**

Listing Date: **04/16/24**

List Price: **\$790,000**

Status: **Active**

County: **Calgary**

Change: **+\$1,000, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **4,585 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,223**
Low Sqft:
Ttl Sqft: **2,223**

DOM

34
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Built-in Features, Pantry, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	8'0" x 5'11"
Pantry	Main	4'10" x 3'8"
Bedroom	Upper	9'4" x 12'10"
Bedroom - Primary	Upper	14'8" x 16'5"
Furnace/Utility Room	Basement	12'0" x 13'6"
Storage	Basement	9'7" x 5'7"
Den	Main	9'0" x 8'0"

Room	Level	Dimensions
2pc Bathroom	Main	4'10" x 4'11"
Dining Room	Main	14'5" x 11'0"
Bonus Room	Upper	17'5" x 14'0"
Walk-In Closet	Upper	4'11" x 10'2"
Bedroom	Basement	9'11" x 10'6"
Entrance	Main	5'11" x 6'0"
Kitchen	Main	13'0" x 10'11"

Living Room
4pc Bathroom
Laundry
3pc Bathroom

Main
Upper
Upper
Basement

17`5" x 14`0"
5`6" x 9`1"
5`6" x 8`0"
9`5" x 6`1"

Bedroom
5pc Ensuite bath
Game Room
Bedroom

Upper
Upper
Basement
Basement

9`3" x 14`3"
10`0" x 9`11"
13`3" x 20`6"
13`5" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1014667

Remarks

Pub Rmks:

Welcome to Cranston, an established sought-after community in Calgary's Southeast quadrant where pride of home ownership is evident in this family oriented community. One lucky family will have an opportunity to call this executive, fully finished 5 bedroom, 4 bathroom move in ready residence their forever home. As you drive up to this family residence featuring 3000 sf of finished living space, you will immediately notice the elegant curb appeal. Walk through the front doors and be in awe of the open concept design, upgraded finishes and wood work of this remarkable home. The focal point of this home is the large 20 foot by 27.5 foot deck featuring a a pergola, designated BBQ space and a sunken hot tub, a perfect space for entertaining family and friends. The phenomenal open concept main floor is designed for entertaining. The grand living room with a dramatic fireplace feature surrounded by floor to ceiling tile work is perfect for entertaining and formal get togethers. The kitchen features gleaming granite counters, and an abundance of cabinetry ensures there's a place for everything. Your inner chef will rejoice with stainless steel appliances and an oversized island. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the large deck, hot tub and spacious fully fenced backyard with custom lighting and sprinklers off the eating area, perfect for kids to enjoy the outdoor space while keeping an eye on them. The main floor is finished with an updated 2-piece bath, perfect bright and spacious work from home office space and a roomy mud room off the double attached garage. Enjoy family movie and game nights in the spacious upper floor bonus room. The large master retreat features plenty of space for king size bed and seating area with a large walk in closet with built-in shelving. The master bedroom features an opulent en-suite with soaker tub perfect for evening relaxation baths, glass finished stand up shower and his and hers sinks finished with granite counters. Two additional well sized bedrooms, the main bath and the conveniently located laundry room round out the top floor. The fully finished lower level showcases two additional bedrooms, and an amazing media room/games room. If you're looking for a truly special home for your family with a boutique feeling, this is the one. Homes of this caliber don't come to market often. This lovely home is in an incredible, conveniently located location just a short drive into the community which offers an abundance of green space, 2 school on the street, shopping, 5 minutes to Seton Gateway, the largest YMCA and minutes to the state of the art South Health Campus Hospital. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Call your favorite agent right away and book your showing as this home is truly one to be desired.

Inclusions:
Property Listed By:

N/A
Power Properties

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







