



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 CRANFIELD Circle, Calgary T3M 1G9**

MLS® #: **A2123206**

Area: **Cranston**

Listing Date: **04/17/24**

List Price: **\$677,000**

Status: **Pending**

County: **Calgary**

Change: **-\$22k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **4,197 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,823**  
Low Sqft:  
Ttl Sqft: **1,823**

DOM

**32**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **368**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`10"
Foyer	Main	6`11" x 10`9"
Laundry	Main	9`0" x 5`8"
4pc Bathroom	Second	8`10" x 7`4"
Bedroom	Second	9`0" x 10`11"
Family Room	Second	17`10" x 13`8"
3pc Bathroom	Basement	6`2" x 9`3"

Room	Level	Dimensions
Dining Room	Main	11`11" x 8`0"
Kitchen	Main	17`8" x 12`11"
Living Room	Main	13`1" x 16`10"
4pc Ensuite bath	Second	12`2" x 10`7"
Bedroom	Second	12`4" x 9`5"
Bedroom - Primary	Second	12`11" x 12`11"
Bedroom	Basement	10`2" x 14`9"

Game Room	Basement	13`1" x 20`2"	Storage Legal/Tax/Financial	Basement	17`2" x 10`9"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-1N</b>			
	<b>0311662</b>			Remarks	
Pub Rmks:	<b>Sell to reduce !! GORGEOUS HOME in a FABULOUS LOCATION on a quiet street and backing onto a GREEN SPACE! Immaculate 2 story with a great floor plan and extensive upgrading. Welcoming foyer, neutral modern color tones, beautiful hardwood flooring, 9' ceilings and lots of large windows. Central Kitchen with rich maple cabinetry, large island &amp; walk-in pantry. Inviting Great Room with feature fireplace. Bright Dining area with triple patio doors to a huge sunny deck. Handy yet private guest bath and main floor laundry room. An open staircase leads to the large bright Bonus Room. The spacious Master Suite has a walk-in closet and deluxe spa-like bath. 2 other bedrooms share another full bath. The FULLY FINISHED lower level has a terrific Family Room with attractive fireplace, a large bedroom and nice full bathroom. Air conditioning. Sunny west back yard with landscaping overlooks green space with pathway leading to Parks, Playgrounds &amp; both Schools. THIS IS TRULY A HOME YOU WOULD BE PROUD TO OWN!</b>				
Inclusions: Property Listed By:	<b>Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer RE/MAX Complete Realty</b>				

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

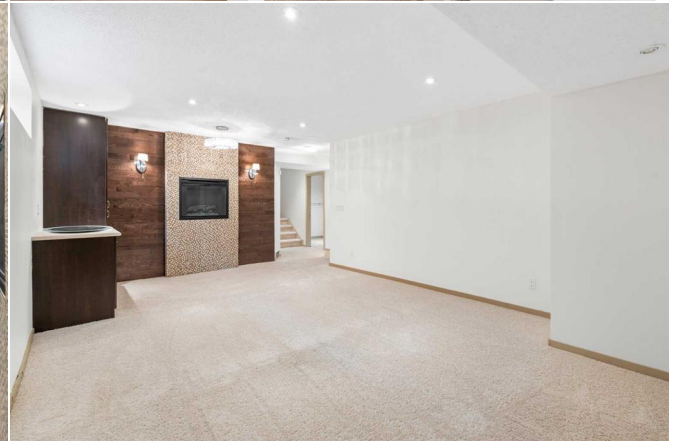
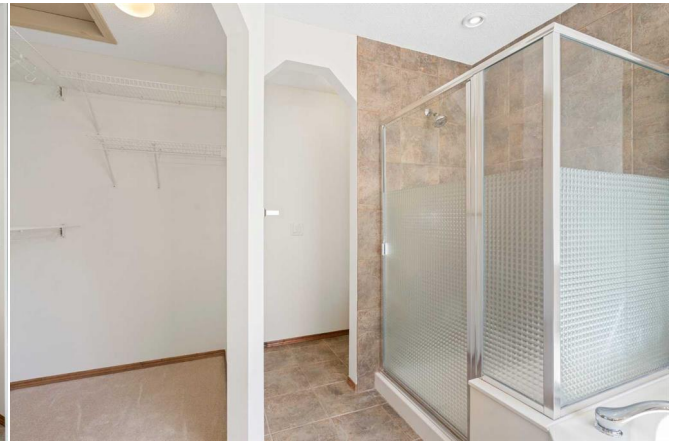




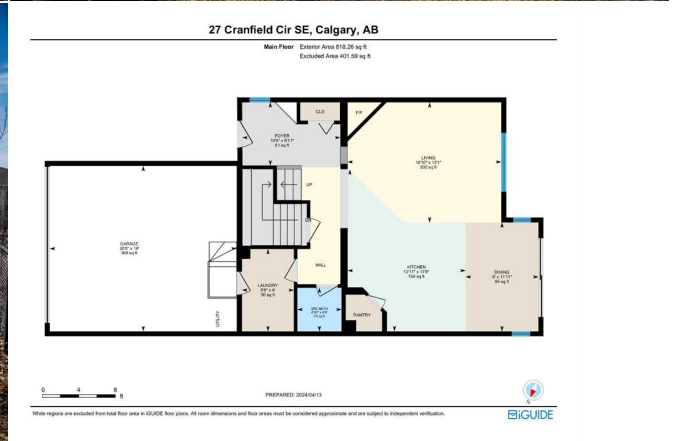








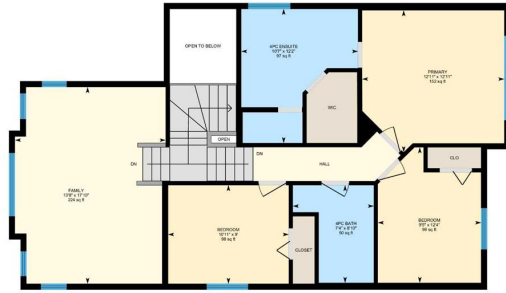






27 Cranfield Cir SE, Calgary, AB

2nd Floor Exterior Area 1005.72 sq ft  
Excluded Area 42.34 sq ft



PREPARED: 2024/04/13



\*Where regions are excluded from total floor area in BIGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Cranfield Cir SE, Calgary, AB

Basement (Below Grade) Exterior Area 751.18 sq ft



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