



THE
A-TEAM

**RE/MAX
FIRST**

350 CRANFORD Drive, Calgary T3M 1N1

MLS®#: **A2123748**

Area: **Cranston**

Listing Date: **04/18/24**

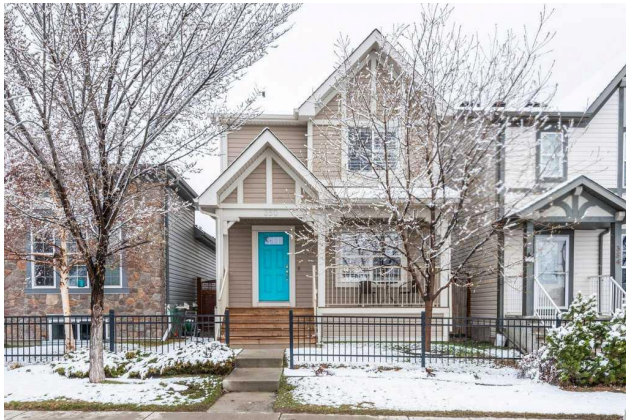
List Price: **\$615,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **2,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,564**
Low Sqft:
Ttl Sqft: **1,564**

DOM

31
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped

220 Volt Wiring,Alley Access,Double Garage Detached,Heated Garage,Insulated,Oversized

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Kitchen Island,Laminate Counters,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`10"
Kitchen	Main	13`11" x 13`3"
Office	Main	5`5" x 8`7"
5pc Ensuite bath	Second	8`5" x 7`10"
Bedroom	Second	9`3" x 10`4"
Bedroom - Primary	Second	14`11" x 13`0"

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`11"
Living Room	Main	15`3" x 13`8"
4pc Bathroom	Second	5`10" x 7`8"
Bedroom	Second	9`10" x 10`1"
Laundry	Second	8`6" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

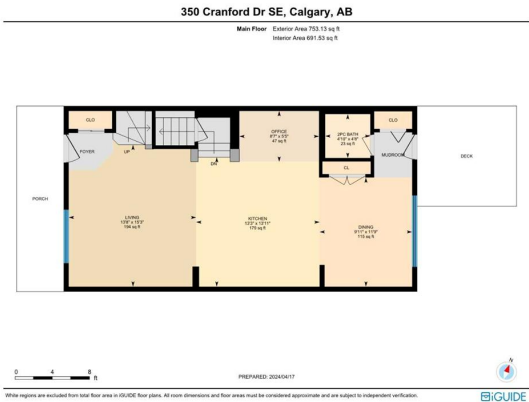
1111861

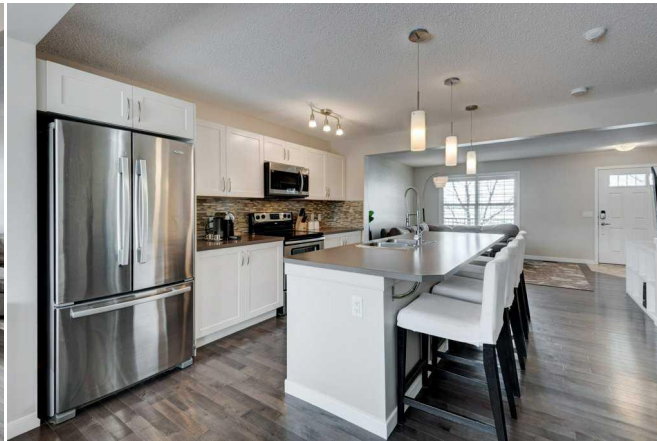
Remarks

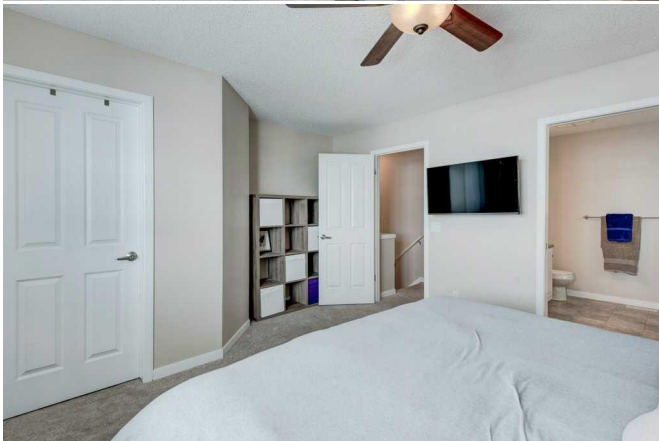
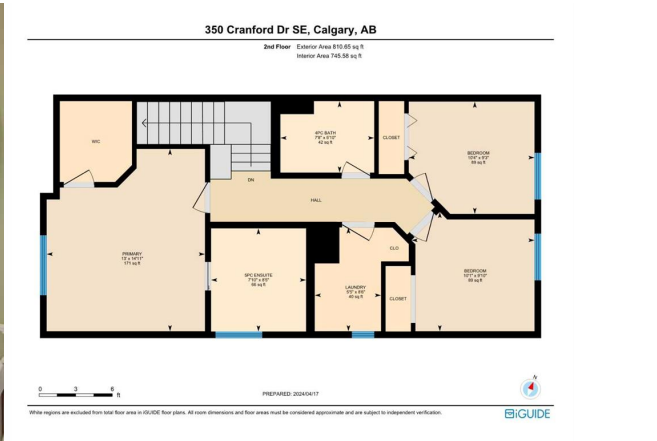
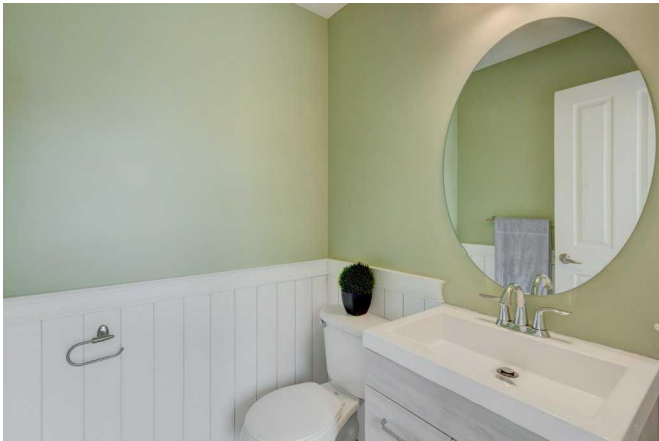
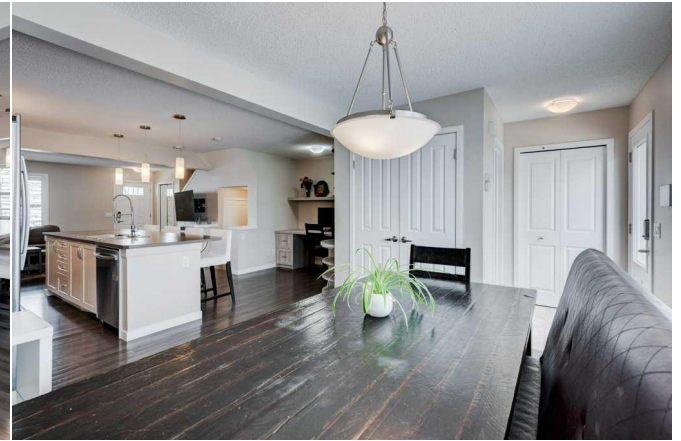
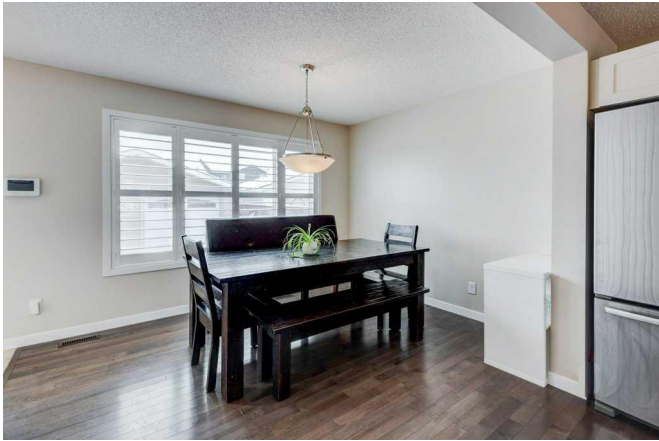
Pub Rmks: **Welcome to this charming family home located in the vibrant community of Cranston. Nestled perfectly facing a schoolyard greenspace, this property offers the ideal setting for growing families. As you step inside, you'll immediately notice the fresh paint throughout and Hunter Douglas window shutters covering the large windows, adding a touch of modern elegance to the space. The bright and sunny main level boasts hardwood flooring and an inviting living area, perfect for relaxation or hosting gatherings. The well appointed kitchen features stainless steel appliances, ample counter space, sleek white cabinets, a stylish tile backsplash, pantry, and a center island with a breakfast bar illuminated by pendant lighting. The adjacent large dining area is ideal for family meals and entertaining guests. For those working from home or students working on projects, an office nook with built-in cabinetry provides a comfortable and productive workspace. The main level also provides a 2 piece powder room for family members or guests. Upstairs, you'll find a spacious primary bedroom retreat complete with a walk-in closet and a luxurious 5-piece ensuite featuring a ceramic tile shower and a soothing tub with tile surround. Two additional bedrooms and a 4-piece bathroom offer flexibility and comfort for the whole family. The convenience of a laundry room with storage and ventilation fan adds to the practicality of the upper level. This home is equipped with Hunter Douglas window coverings throughout, including high end shutters on the main level windows and the primary bedroom window, as well as powered coverings in the additional bedrooms, ensuring both style and functionality. The basement is unfinished and ready for your personal touch, with roughed-in plumbing for a bathroom, offering endless possibilities for customization. Out back, the residence boasts an oversized double detached garage, meticulously designed for maximum functionality. Fully insulated and heated, it's also equipped with 220-volt wiring, catering to various needs and preferences. Accessible via a paved back lane, with the added convenience of an extra access door facing the yard, it ensures seamless accessibility and ease of use. Whether hosting outdoor gatherings on the rear composite deck or unwinding on the front veranda, indulge in the tranquil neighborhood atmosphere right at your doorstep. Enjoy access to the 22,000 sqft Cranston Residents' Association facility, Century Hall, which has recreational opportunities, programming, and events for all ages. Some of the amenities include a seven-acre private park with a splash park, hockey rink, tennis court, basketball courts, toboggan chute, and playground. Also, there's a variety of schools (just steps to Juvenescence - Our Lady of the Rosary), shopping, and services nearby. With its family-friendly atmosphere and convenient location, this home is perfect for young families looking to create lasting memories.**

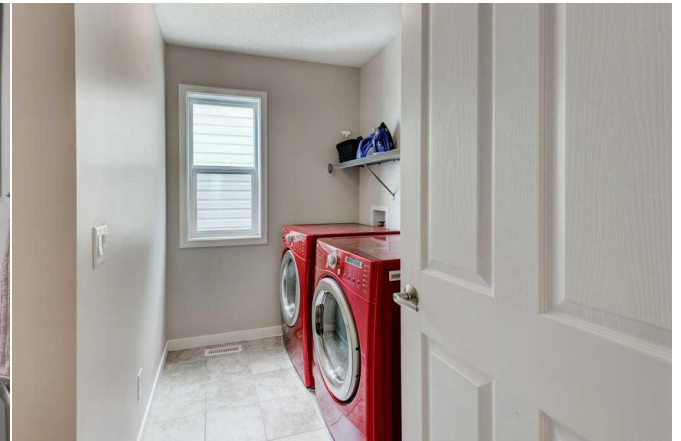
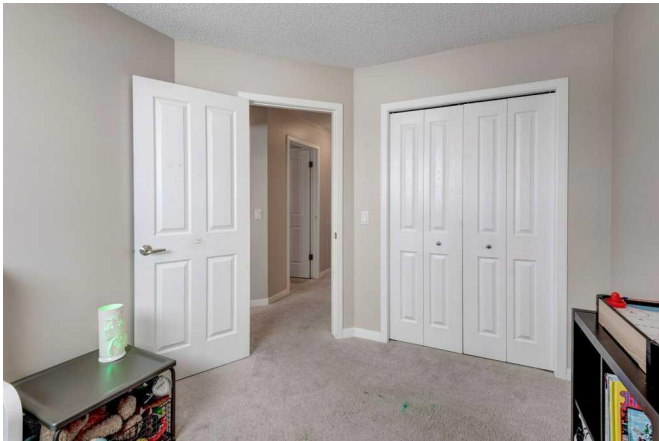
Inclusions: **Alarm Hardware, Garage Heater**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









350 Cranford Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 180.20 sq ft
Interior Area 638.63 sq ft



0 2 4

PREPARED: 2024/04/17

White regions are included from this floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



