



THE
A-TEAM

**RE/MAX
FIRST**

89 CRAMOND Crescent, Calgary T3M1B8

MLS®#: **A2125383**

Area: **Cranston**

Listing Date: **04/25/24**

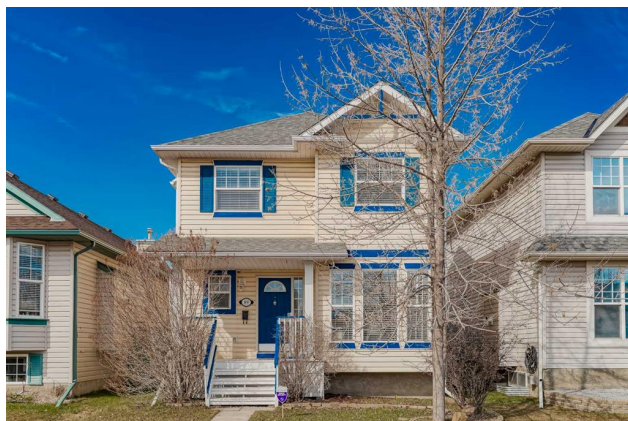
List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,315 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,446**
Low Sqft:
Ttl Sqft: **1,446**

DOM

24

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Landscaped,Level,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Concrete,Mixed

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`9" x 6`2"	Kitchen	Main	9`7" x 10`9"
Dining Room	Main	9`7" x 10`8"	Living Room	Main	11`4" x 14`6"
Bonus Room	Main	9`3" x 12`9"	Laundry	Main	5`1" x 8`11"
Bedroom - Primary	Upper	11`1" x 12`9"	Bedroom	Upper	8`11" x 11`1"
Bedroom	Upper	9`3" x 9`11"	Bedroom	Basement	8`6" x 10`7"
Family Room	Basement	13`11" x 19`10"	Furnace/Utility Room	Basement	8`6" x 9`0"
4pc Bathroom	Upper	4`11" x 8`0"	4pc Ensuite bath	Upper	4`11" x 8`0"

4pc Bathroom	Basement	5`6" x 6`8"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-1N	
Legal Desc:	0010522		Remarks
Pub Rmks:	Nestled within the tranquil confines of a quiet Cranston neighbourhood, discover this perfect four-bedroom, 1446 sq ft two-storey family home. Boasting a serene ambiance, this residence offers a retreat from the hustle and bustle of city life. A standout feature is the large oversized double detached garage, providing ample space for vehicles and storage. Step inside to find a fully finished basement, perfect for recreational activities or additional living space. The main floor welcomes you with a cozy fireplace set against vaulted ceilings, creating an inviting atmosphere for gatherings with loved ones. This home has been well maintained, ensuring comfort and peace of mind for its occupants. Conveniently located close to all amenities, including shopping centers such as Costco, and with easy access to major commuter routes like Stoney Trail, this property offers the perfect blend of tranquillity and convenience. Embrace the suburban lifestyle in this Cranston haven.		
Inclusions: Property Listed By:	N/A eXp Realty		

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





