



THE
A-TEAM

**RE/MAX
FIRST**

110 CRANLEIGH Way, Calgary T3M 0A1

MLS® #: **A2125817**

Area: **Cranston**

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

List Price: **\$1,124,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**
Lot Information
Lot Sz Ar: **5,023 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,630**
Low Sqft:
Ttl Sqft: **2,630**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Irregular Lot,Street Lighting,Rectangular Lot,Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 15`4"	Kitchen	Main	15`3" x 14`9"
Dining Room	Main	15`2" x 10`0"	Bonus Room	Second	19`3" x 18`1"
Family Room	Lower	24`11" x 19`9"	Laundry	Main	7`11" x 6`5"
Bedroom - Primary	Second	16`9" x 13`6"	Bedroom	Second	12`7" x 11`10"

Bedroom	Second	12`11" x 11`3"	Bedroom	Lower	15`7" x 10`8"
5pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R2M	
Legal Desc:	0610341	Remarks

Pub Rmks:	<p>OPEN HOUSE SATURDAY , May 11, 1.00 -3.00pm. Welcome to your dream home in Cranston, where luxury living meets traditional charm! This jaw-dropping residence, boasting over 2600 square feet above grade, sits pretty on a serene street with ravine views and walking paths leading to Bow River and Fish Creek Park. The moment you enter the house you are greeted with a generous sized foyer at the main entrance and with a large mud room off the garage. The spacious great room features a gas fireplace, 9 foot ceilings, custom window treatments and a large dining area with a sliding door entrance onto a private deck and then a lower patio. Professionally renovated gourmet kitchen features plenty of cabinets, granite counters, a breakfast bar and a large walk-in pantry. The bonus room is bright, open and features amazing views of the mountains and the Bow River Valley. The large primary bedroom has a walk in closet with organizers, a 5 piece spa-like en-suite. Two other good sized bedrooms complete the upstairs. The basement is professionally developed and features a family/media room, a large 3 piece bathroom, a games room, a 4th bedroom or den and ample storage. This house features 2 air conditioners, 2 furnaces, 2 humidifiers, a newer hot water heater, a water softener unit, modern appliances and a garage heater for the attached triple car garage. The great curb appeal, aggregate driveways and sidewalks, stunning views, and fully fenced/landscaped back yard make this an awesome opportunity! Don't forget: this place is a former show home- the quality and value are here. Don't miss it!!</p>
Inclusions:	n/a
Property Listed By:	CIR Realty

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











