



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**505 CRANFORD Drive, Calgary T3M1W1**

MLS®#: **A2134853**

Area: **Cranston**

Listing Date: **05/23/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 22-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,075**

Low Sqft:

Ttl Sqft: **2,075**

Lot Information

Lot Sz Ar: **4,133 sqft**

Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**33**

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 2`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`5" x 8`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 13`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 14`11"</b>	<b>Office</b>	<b>Main</b>	<b>10`1" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 9`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`5" x 10`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`2" x 10`6"</b>

Bedroom  
3pc Bathroom  
Game Room

Upper  
Basement  
Basement

11`11" x 13`11"  
8`10" x 4`11"  
9`8" x 32`6"

Bedroom - Primary  
Bedroom

Upper  
Basement

12`5" x 15`1"  
11`8" x 14`3"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-1N

1211557

Remarks

Pub Rmks:

**Priced to Sell...!! Welcome to the epitome of luxury living in the sought-after community of Cranston! This exquisite 2-storey home boasts unparalleled craftsmanship and modern elegance throughout. As you enter, the grandeur of this residence unfolds with gleaming tile floors guiding you into the main living area adorned with rich hardwood flooring and a sophisticated den, perfect for work or relaxation. The heart of the home, the kitchen, is a chef's delight featuring granite countertops, a spacious island with a breakfast bar, a corner pantry, white cabinetry, soft-close drawers, and top-of-the-line stainless steel appliances including a wall oven and 5-burner gas stove. The adjacent dining area is adorned with a captivating wood feature wall and bathed in natural light streaming through the large windows, creating an inviting space for gatherings. The cozy living room beckons with a gas fireplace set against a charming wood feature wall, offering warmth and ambiance on chilly evenings. Completing the main level is a convenient 2pc bath and access to the attached 2-car garage. Ascend the staircase to the second level where luxury awaits in the form of a sprawling master retreat boasting a lavish 5pc ensuite and a generous walk-in closet. Two additional spacious bedrooms, a versatile centre bonus room that can easily convert to a 4th bedroom, and a laundry room complete the upper level. The professionally developed basement provides additional living space with a fourth bedroom, a sleek bathroom, and a family room ideal for movie nights or entertaining guests. Outside, the meticulously landscaped backyard is a tranquil oasis featuring a closed-in porch, low-maintenance turf grass, a patio, and a charming pergola, creating an idyllic setting for outdoor enjoyment and relaxation. Further enhancing the appeal of this remarkable home are the modern conveniences including a Control4 Home Automation System, a Front Yard In-Ground Sprinkler System, Central AC, and main floor 9' knockdown ceilings. Situated in close proximity to transit, the South Health Campus Hospital, Seton amenities, nature and river pathways, schools, playgrounds, and more, this exceptional residence offers the epitome of luxurious living combined with unmatched convenience. Don't miss your opportunity to call this exquisite property home!**

Inclusions:  
Property Listed By:

NA  
Royal LePage Solutions

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

















