



THE
A-TEAM

**RE/MAX
FIRST**

123 CRANBROOK Circle, Calgary T3M 2L9

MLS® #: **A2141987**

Area: **Cranston**

Listing Date: **06/19/24**

List Price: **\$1,660,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **8,029 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,159**
Low Sqft:
Ttl Sqft: **3,159**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,No Neighbours Behind,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Oven,Refrigerator,Stove(s)**
Int Feat: **Kitchen Island,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom - Primary	Second	1`0" x 1`0"	Bedroom	Second	1`0" x 1`0"
Bedroom	Second	1`0" x 1`0"	Bedroom	Basement	1`0" x 1`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611415

Zoning:
R-1s

Remarks

Pub Rmks: **Court Ordered Sale. Property is being offered AS-IS and all offers must be on the offer template provided by the courts and include a signed schedule A in order to be considered. As of June 19 2024 access to the property has not been granted by the occupants and viewings of the interior are not possible.**

Inclusions: **as-is. See Remarks.**

Property Listed By: **Century 21 PowerRealty.ca**

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

