



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 CRANLEIGH Way, Calgary T3M 0A1**

MLS® #: **A2144280**

Area: **Cranston**

Listing Date: **06/25/24**

List Price: **\$998,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Finished Floor Area

Abv Sqft: **2,630**

Low Sqft:

Ttl Sqft: **2,630**

Lot Information

Lot Sz Ar: **5,023 sqft**

Lot Shape:

DOM

**5**

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

**Bedroom**  
**5pc Ensuite bath**  
**2pc Bathroom**

**Second**  
**Second**  
**Main**

**12`11" x 11`3"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**

**Bedroom**  
**4pc Bathroom**  
**3pc Bathroom**

**Lower**  
**Second**  
**Lower**

**15`7" x 10`8"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0610341**

Zoning:  
**R2M**

Remarks

Pub Rmks:

**AMAZING HOME!!! 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!!**

Inclusions:  
Property Listed By:

n/a  
**CIR Realty**

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











