

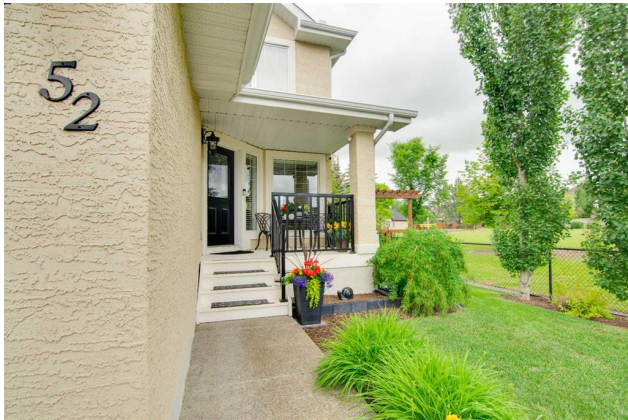


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 CRANLEIGH Drive, Calgary T3M 1A1**

MLS® #: **A2144688**      Area: **Cranston**      Listing Date: **06/28/24**      List Price: **\$779,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **5,285 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Other,Private**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,186**  
 Low Sqft:  
 Ttl Sqft: **2,186**

DOM

**9**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Other,Playground,Rain Gutters**  
 Construction: **Concrete,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	15`2" x 13`3"	Nook	Main	9`8" x 7`8"
Kitchen	Main	12`8" x 9`10"	Living Room	Main	14`2" x 11`11"
Dining Room	Main	13`10" x 8`11"	Office	Main	9`5" x 9`1"
Bedroom - Primary	Second	13`9" x 11`3"	Bedroom	Second	13`4" x 10`7"
Bedroom	Second	13`2" x 11`10"	Bedroom	Main	12`10" x 8`11"
2pc Bathroom	Main	4`8" x 4`9"	Laundry	Main	6`3" x 6`1"
4pc Bathroom	Second	8`3" x 4`9"	5pc Ensuite bath	Second	15`1" x 6`2"

Title: **Fee Simple**  
Legal Desc: **0311161**

Zoning: **R-1**

Remarks

Pub Rmks: **Nestled within the esteemed and immaculate community of Cranston, this charming 2-storey, corner-lot residence with 4 bedrooms epitomizes the essence of a dream home. Embracing a traditional yet highly functional layout, the main floor graciously hosts a formal dining room, expansive breakfast nook, spacious kitchen, family room, living room, sizable office, and convenient laundry room. Upstairs, discover 4 generously proportioned bedrooms, complemented by a large 4-piece bathroom and a recently renovated ensuite. Awaiting your personal touch, the basement features partial framing, promising endless possibilities for customization. Outside, the backyard is a true marvel, backing onto lush greenery and a mere 50 feet from a playground—an idyllic setting for relaxation and play. Boasting a range of modern conveniences, this home showcases a new roof and eavestroughs installed just 6 years ago, along with a 50-gallon hot water tank, dual electronic air cleaner, air conditioning, Vacu-Flow System, garage heater, R20 garage door, and a silent belt garage opener. Conveniently situated near transportation hubs, recreational facilities, entertainment venues, shopping centers, and esteemed schools, this property offers an unparalleled blend of location, luxury, and exceptional value.**

Inclusions: **N/A**  
Property Listed By: **KT Capital Realty Inc.**

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

