



THE
A-TEAM

**RE/MAX
FIRST**

102 CRANARCH Common, Calgary T3M 1M1

MLS®#: **A2150241**

Area: **Cranston**

Listing Date: **07/16/24**

List Price: **\$880,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **2,223**
Low Sqft:
Ttl Sqft: **2,223**

Lot Information

Lot Sz Ar: **3,972 sqft**
Lot Shape:

DOM

62
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	9`0" x 8`11"
Kitchen	Main	18`0" x 15`3"
Mud Room	Main	9`3" x 11`7"
3pc Bathroom	Main	7`5" x 5`0"
4pc Ensuite bath	Second	12`0" x 13`0"
Family Room	Second	19`0" x 14`8"
Bedroom	Second	12`3" x 9`11"

Room	Level	Dimensions
Dining Room	Main	10`0" x 7`5"
Living Room	Main	17`0" x 15`0"
Pantry	Main	5`2" x 4`0"
4pc Bathroom	Second	9`6" x 4`11"
Bedroom - Primary	Second	14`5" x 13`0"
Bedroom	Second	12`3" x 10`0"
Laundry	Second	9`6" x 5`6"

