

## 102 CRANARCH Common, Calgary T3M 1M1

Roof:

Heating:

Kitchen Appl: Int Feat: Utilities:

Sewer: Ext Feat:

MLS®#:	A2150241	Area:	Cranston	Listing Date:	07/16/24	List Price: \$880,000
Status:	Active	County:	Calgary	Change:	-\$20k, 07-Sep	Association: Fort McMurray



eral Information				DOM	
Туре:	Residential			62	
Type:	Detached			<u>Layout</u>	
Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3 )
Built:	2013	Abv Sqft:	2,223	Baths:	3.0 (3 0)
<u>nformation</u>		Low Sqft:		Style:	2 Storey
Sz Ar:	3,972 sqft	Ttl Sqft:	2,223		
Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	4
SS:					
eat:	Back Yard,Corne	er Lot			

Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener

Asphalt Shingle	Construction:
Fireplace(s),Forced Air,Natural Gas	Stone,Stucco,Wood Frame
	Flooring:
Private Yard	Carpet,Hardwood
	Water Source:
	Fnd/Bsmt:
	Poured Concrete
Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage	Control(s),Microwave,Refrigerator
Built-in Features, Granite Counters, Kitchen Island, No Anima	al Home,No Smoking Home,Pantry,Soaking Tub,Storage
	Room Information

Room	Level	Dimensions	Room	Level	Dimensions	
Den	Main	9`0" x 8`11"	Dining Room	Main	10`0" x 7`5"	
Kitchen	Main	18`0" x 15`3"	Living Room	Main	17`0" x 15`0"	
Mud Room	Main	9`3" x 11`7"	Pantry	Main	5`2" x 4`0"	
3pc Bathroom	Main	7`5" x 5`0"	4pc Bathroom	Second	9`6" x 4`11"	
4pc Ensuite bath	Second	12`0" x 13`0"	Bedroom - Primary	Second	14`5" x 13`0"	
Family Room	Second	19`0" x 14`8"	Bedroom	Second	12`3" x 10`0"	
Bedroom	Second	12`3" x 9`11"	Laundry	Second	9`6" x 5`6"	

Utilities and Features

Title: Fee Simple	Zoning: SE
Legal Desc:	1111988
	Remarks
Pub Rmks:	BEAUTIFUL WALK OUT HOME in the family friendly community of Cranston! 2223.59sq. ft two-story home boasts 3 bedrooms, 3 Full bathrooms (one on main floor)
	and a den. The generous open-plan kitchen has granite counters, ample maple cabinets, island, walk-in pantry and dining area with sliding doors to the back deck for that indoor-outdoor feel. You'll find that the family room features a gas fireplace and mantle and has den; perfect for a home office with lots of natural light. A mudroom and as mentioned before a FULL BATHROOM. The second floor flaunts a large bonus room, a primary bedroom retreat with a 4pc ensuite, custom walk-in
Inclusions:	and a den. The generous open-plan kitchen has granite counters, ample maple cabinets, island, walk-in pantry and dining area with sliding doors to the back deck for that indoor-outdoor feel. You'll find that the family room features a gas fireplace and mantle and has den; perfect for a home office with lots of natural light. A mudroom and as mentioned before a FULL BATHROOM. The second floor flaunts a large bonus room, a primary bedroom retreat with a 4pc ensuite, custom walk-in closet, with the upstairs laundry. There are 2 additional bedrooms with built-in closets & another 4pc bathroom. You'll be located with close access to buses, stores

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