

203 CRANBROOK Circle, Calgary T3M 2L9

MLS®#: **A2150520** Area: **Cranston** Listing Date: **07/18/24** List Price: **\$1,279,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 21-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **5,661 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,707**
 Low Sqft:
 Ttl Sqft: **2,707**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Backs on to Park/Green Space,Landscaped**
 Park Feat: **Concrete Driveway,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Vaulted Ceiling(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`7" x 9`6"	Living Room	Main	15`11" x 14`6"
Dining Room	Main	13`6" x 7`2"	Bonus Room	Upper	14`6" x 13`6"
Bedroom - Primary	Upper	14`0" x 14`0"	Bedroom	Upper	13`3" x 9`11"
Bedroom	Upper	13`3" x 10`11"	Bedroom	Basement	12`10" x 8`11"
Game Room	Basement	28`8" x 14`7"	Office	Basement	12`11" x 7`6"
Laundry	Basement	7`4" x 6`8"	Other	Basement	7`4" x 6`6"

2pc Bathroom
5pc Ensuite bath

Main
Upper

5`4" x 5`0"
20`6" x 12`3"

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Upper
Basement

10`1" x 5`10"
10`11" x 4`11"

Title:
Fee Simple
Legal Desc:

1611415

Zoning:
R-1s

Remarks

Pub Rmks:

Fantastic opportunity in Riverstone of Cranston. This triple garage home backs onto a pond and his a few minutes walk to the river. This home is filled with upgrades. The kitchen has a large 12 ft granite island, white cabinetry and wall oven and microwave. The main living room has vaulted ceiling with large wooden accent beams. Upstairs an oversized master bedroom that continues into your dream ensuite with dual vanities, a free standing soaker tub and tiled shower and also with a large closet with built in drawers and shelves. Basement is perfect for entertaining with wet bar and built-ins. Don't miss this home!

Inclusions:
Property Listed By:

Drinking System, Alarm System
Real Broker

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