



THE
A-TEAM

**RE/MAX
FIRST**

6 CRANBROOK Circle, Calgary T3M 2L9

MLS®#: **A2151101**

Area: **Cranston**

Listing Date: **07/19/24**

List Price: **\$1,169,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 24-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,418**
Low Sqft:
Ttl Sqft: **1,418**

Lot Information

Lot Sz Ar: **5,683 sqft**
Lot Shape:

DOM

124
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Level,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,French Door,Kitchen Island,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Walk-In Closet	Main	10`1" x 7`2"
Bedroom - Primary	Main	14`11" x 11`11"	4pc Ensuite bath	Main	16`0" x 6`7"
Living Room	Main	13`0" x 16`6"	Dining Room	Main	9`0" x 14`5"
Kitchen With Eating Area	Main	13`8" x 13`2"	Den	Main	9`11" x 8`11"
Entrance	Main	11`11" x 9`0"	Laundry	Main	8`4" x 15`5"
Other	Main	10`0" x 9`10"	Storage	Basement	12`11" x 11`9"
4pc Bathroom	Basement	8`5" x 6`8"	Bedroom	Basement	13`4" x 10`0"

Bedroom
Media Room

Basement
Basement

12`1" x 11`4"
19`11" x 11`2"

Other
Flex Space
Legal/Tax/Financial

Basement
Basement

7`5" x 10`4"
16`7" x 17`10"

Title:
Fee Simple
Legal Desc:

1313127

Zoning:
R-1s

Remarks

Pub Rmks:

Visit REALTOR® website for additional information. Upgraded bungalow in Cranston Riverstone, just steps from the Riverwalk/Bow River. This former showhome boasts over 2,667 sf of air-conditioned living space with 9' ceilings, extensive millwork, upgraded hardwood floors & stone feature walls. Situated on a corner lot with a professionally manicured yard. Highlights include a chic foyer, home office, high-end kitchen with built-in appliances, gas cooktop & custom cabinets. The open-concept dining room opens to the backyard, while the living room offers elegance with a custom paneled accent wall & gas fireplace. The master features a custom stone accent wall, walk-in closet & ensuite. The basement offers a family room, theatre area, gym, full wet bar & additional bedrooms & bath. Other features include a finished oversized garage, smart home wiring & motion sensor lighting.

Inclusions:
Property Listed By:

<https://3dtour.listsimple.com/p/QFfOVz3v>
PG Direct Realty Ltd.

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