



THE
A-TEAM

**RE/MAX
FIRST**

238 CRANFORD Way, Calgary T3M 2C4

MLS®#: **A2151739**

Area: **Cranston**

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

List Price: **\$599,990**

Status: **Pending**

County: **Calgary**

Change: **+\$90, 03-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,798 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,515**

Low Sqft:

Ttl Sqft: **1,515**

DOM

57

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Private,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None,Other,Private Yard**

Construction:

Vinyl Siding,Wood Frame,Wood Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`7"	Bedroom	Second	13`5" x 11`11"
Bedroom	Second	9`11" x 9`5"	Bedroom	Second	10`4" x 9`0"
4pc Ensuite bath	Second	8`2" x 6`7"	4pc Bathroom	Second	8`1" x 4`10"
Laundry	Second	7`5" x 5`1"	Bedroom	Basement	10`11" x 8`5"
4pc Bathroom	Basement	8`2" x 4`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1312647

Remarks

Pub Rmks: *****Viewing and backup offer is available*** Discover your new home at 238 Cranford Way Southeast, nestled in the heart of Cranston, one of Calgary's most sought-after communities. This immaculate 4-bedroom, 3.5-bathroom residence offers about 2000 square feet of modern living space and a host of desirable features. Step inside to find beautifully appointed interior features such as a large open entrance, large windows, beautiful railing, spacious living areas, laminate floors, and air conditioning. The open layout seamlessly connects the living, dining, and kitchen areas, perfect for both everyday living and entertaining. A half bathroom is located on the main floor for your convenience. Upstairs, retreat to the 3 spacious bedrooms including a serene master suite complete with full 4 piece ensuite bathroom and a walk-in closet. It also offers another full bathroom and a large laundry room. Downstairs is a fully developed basement with a large hallway, 1 bedroom, 1 bathroom, entertainment area and a den. Outside, enjoy the privacy of a such as landscaped yard, and a protected and appealing vinyl patio ideal for summer BBQs and relaxing evenings. The house is conveniently located near 5 schools, many parks and shopping centers, and easy access to Stoney Trail and Deerfoot Trail. Edging the Bow River offers a ton of natural beauty. This home offers the perfect blend of comfort and accessibility. Don't miss out on the opportunity to call 238 Cranford Way Southeast your new home.**

Inclusions: **Washer, Dryer, microwave hood fan, Electric Stove, Refrigerator, Dishwasher, Windows covering**
Property Listed By: **RE/MAX Real Estate (Central)**

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









