



THE
A-TEAM

**RE/MAX
FIRST**

68 CRANFIELD Gardens, Calgary T3M 1H8

MLS®#: **A2152342**

Area: **Cranston**

Listing Date: **07/26/24**

List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,692 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,915**
Low Sqft:
Ttl Sqft: **1,915**

DOM

52
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Close to Clubhouse,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped,Private,Rectangular Lot,Waterfall Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Central Vacuum,High Ceilings,Kitchen Island,Laminate Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

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

Bedroom
Game Room
Walk-In Closet
Furnace/Utility Room

Upper
Basement
Basement
Basement

8`11" x 13`4"
13`6" x 20`4"
4`11" x 6`3"
13`4" x 10`6"

Bonus Room
Bedroom
4pc Bathroom

Upper
Basement
Basement

17`11" x 13`6"
9`10" x 12`2"
9`4" x 6`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0411245

Zoning:
R-1N

Remarks

Pub Rmks:

Have YOU been looking for a home w/ the perfect floor plan for your family to grow into? With everything on most people's wishlist, with zero maintenance items to replace & TONS of upgrades that you'll love having? I'VE GOT THE ONE FOR YOU! Located on a quiet street steps away from a playground, you'll find 68 Cranfield Grdns. This home has easy-to-maintain front landscaping & as you enter you'll find 18ft ceilings looking into your open floor plan w/ oversized windows at a distance. Beautiful wooden spindles, wall ledges & an arched entryway welcome you. Your living room, kitchen/dining are OPEN CONCEPT making entertaining a breeze! You have hardwood floors + carpet in your living room + your living room is BIG, giving you space for various couch layouts - you have a corner gas fireplace & your kitchen has well-maintained wooden cabinets, a new waterline fridge, stainless steel appliances, incl. a GAS STOVE, garburator & pantry. Your island anchors the room & has space for food prep & an overhang for bar seating. You have pot lights & modern lighting throughout. Built by Cardel Homes, this home used to have dark toupe walls, but both floors have just been painted for a more inviting look. Your dining room seats 6 & you have sliding doors onto your AMAZING backyard. People don't realize the costs to curate a beautiful backyard like this, but it's A LOT & you get to move in + enjoy before the end of the season. This low-maintenance backyard is an OASIS, w/ a large deck, a lower stone patio, an added BBQ gas line, Rainbird drip irrigation system & a calming 3-tiered stone waterfall. The backyard is quiet & so enjoyable, you'll love having conversations here & hearing the water sounds + your waterfall has a foolproof water recycling system that has no maintenance or winterization required. Inside, your main floor has 9ft ceilings, panel blinds throughout & around the corner, is your guest bath + your laundry/mudroom leading you to your double attached garage (HEATED, insulated, drywalled + painted & has extra tall ceiling height). Upstairs, you'll find a very desirable floorplan. To the right, you have a BONUS ROOM w/ SW-facing windows (wired for surround sound & perfect for movie nights). On the other side, you'll find 3 bedrooms, blinds in every room, the kids bathroom & a linen closet. Your Primary Bedroom is big enough to fit a King w/ nightstands + a dresser & you'll catch views of your backyard from your room. The ensuite has an oversized vanity, a soaker tub + a shower w/ a bench. A large walk-in closet completes this room. In the basement, you'll find a guest bathroom, a large bedroom w/ a walk-in closet & a rec area that could be used for whatever your family needs. UPGRADES: Roof 2020, NEW Eavesthroughs + upgraded exhaust fans, On-demand tankless water system 2021, Lennox High-Efficiency Furnace & A/C Unit (2024), Water Softener (2021), HEATED garage, drip irrigation, Freshly Painted & TOTO toilets throughout + upgraded SS appliances - WATCH THE VIDEO!

Inclusions:

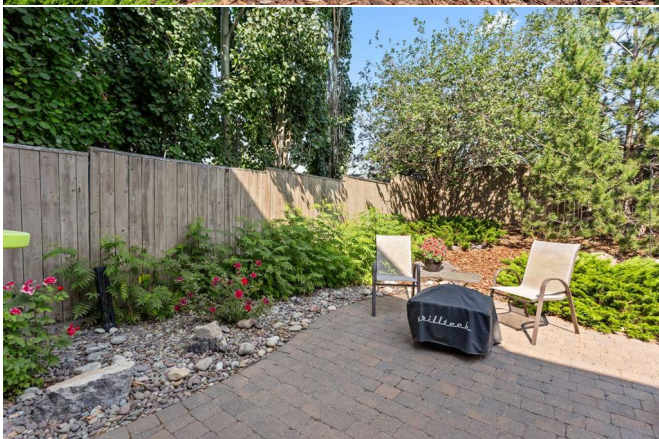
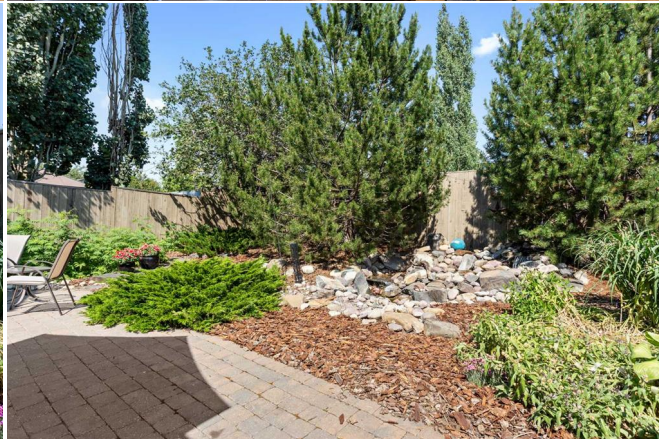
Microwave Hood Fan, Gas Stove, Refrigerator, Dishwasher, Blinds & Curtain Rods, Washer/Dryer, Medicine Cabinet Above Toilet in Guest & Master Bathroom, Garage Heater, TV Mounts, Tankless/On Demand Water Heater, Water Softener, Underground Irrigation System, All attached Lighting as Shown in Listing Photos, Mailbox Key(s), Garage Door Opener (2)

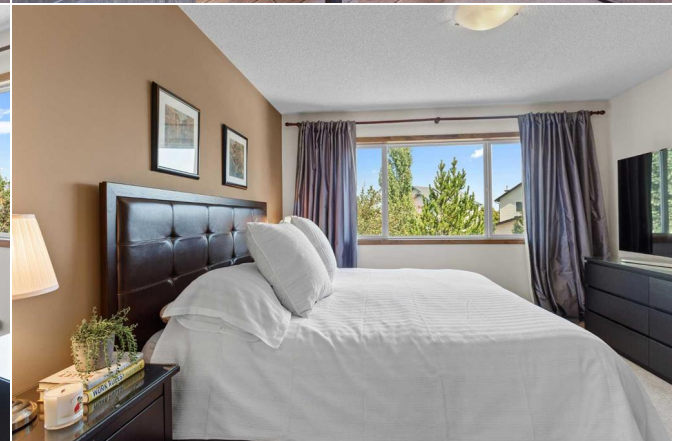
Property Listed By:

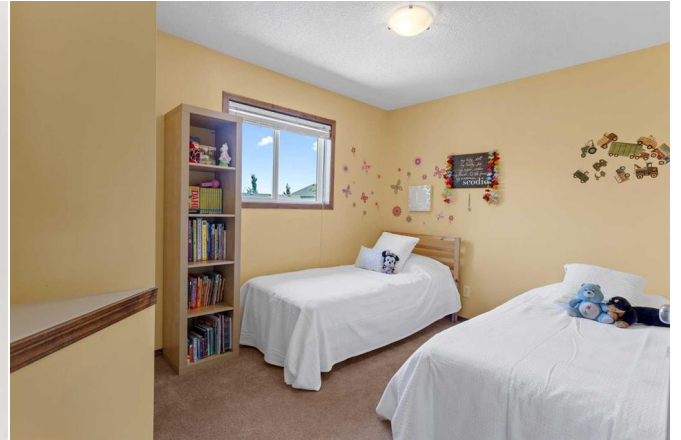
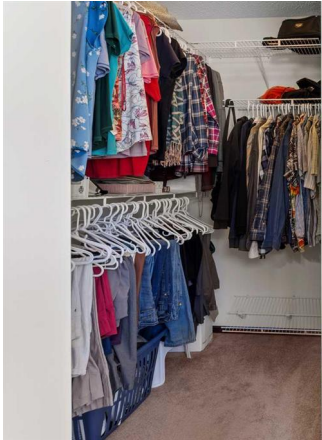
RE/MAX First

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











68 Cranfield Gardens SE, Calgary, AB T3M 1H9
Main Floor



Upstairs



