



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 CRANWELL Close, Calgary T3M 1B1**

MLS®#: **A2154798**

Area: **Cranston**

Listing Date: **08/07/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **-\$60k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **5,963 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached**

DOM

**42**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	13`4" x 13`2"
Dining Room	Main	9`9" x 8`0"
Bonus Room	Upper	6`8" x 9`2"
Bedroom	Upper	11`4" x 9`6"
Bedroom	Upper	9`11" x 11`0"
Family Room	Basement	22`4" x 15`8"
2pc Bathroom	Main	4`9" x 4`7"

Room	Level	Dimensions
Living Room	Main	13`2" x 16`11"
Kitchen	Main	17`10" x 12`4"
Bedroom - Primary	Upper	17`3" x 11`9"
Bedroom	Upper	11`0" x 9`1"
Bedroom	Basement	9`3" x 12`7"
Kitchen	Basement	7`7" x 12`5"
4pc Bathroom	Upper	9`10" x 4`11"

**5pc Ensuite bath**

**Upper**

**13`5" x 8`5"**

**3pc Bathroom**  
Legal/Tax/Financial

**Basement**

**6`5" x 7`7"**

Title:

**Fee Simple**

Legal Desc:

**0011274**

Zoning:

**R-1**

Remarks

Pub Rmks:

**Excellent Location, Backing onto Green Space and park!! Welcome to this renovated 5-bedroom executive home! This bright 2-storey home features 5 bedrooms, 4 bathrooms, a double garage, a fully developed walk-out basement with 2nd kitchen and large living room and more! This renovated home boasts a spacious primary bedroom with a walk-in closet and a luxurious 5-piece ensuite bath. The upper floor includes 3 additional bedrooms and a bonus room. The main floor is expansive and features a brand-new modern kitchen with upgraded stainless-steel appliances, quartz counters, and a large island perfect for entertaining. The kitchen overlooks the family room, which has a gas fireplace and large windows offering views of the park! The fully developed walk-out basement includes another kitchen, a bedroom, family room, another laundry area, and more. This home is bright, airy, and completely renovated! Must be seen to be appreciated.**

Inclusions:

Property Listed By:

**2x Refrigerators, 2x Washer, 2x Dryer, Stove in Basement  
RE/MAX Realty Professionals**

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