



THE
A-TEAM

**RE/MAX
FIRST**

75 CRANFORD Crescent, Calgary T3M 0X8

MLS® #: **A2155172**

Area: **Cranston**

Listing Date: **08/06/24**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,584 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,410**
Low Sqft:
Ttl Sqft: **1,410**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot,Lawn,Landscaped,Street Lighting,See Remarks**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Manufactured Floor Joist,See Remarks,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`9" x 7`3"
Dining Room	Main	8`0" x 12`6"
Office	Main	7`6" x 12`0"
Bedroom - Primary	Upper	12`6" x 12`11"
Bedroom	Upper	8`7" x 11`7"
2pc Bathroom	Main	4`5" x 5`6"

Room	Level	Dimensions
Kitchen	Main	10`0" x 11`6"
Living Room	Main	12`9" x 13`6"
Mud Room	Main	3`1" x 4`0"
Bedroom	Upper	9`11" x 9`11"
Laundry	Upper	3`2" x 5`1"
4pc Bathroom	Main	4`11" x 7`7"

3pc Ensuite bath

Upper

4`11" x 7`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1014726

Zoning:

R-1N

Remarks

Pub Rmks:

Welcome to 75 Cranford Crescent! This well laid out 2 story, 3 bedroom, 2 1/2 bath home is loaded with upgrades. Upon entering this bright space, you will be greeted with an open tiled front entrance, main floor den and open concept kitchen/living room. Other highlights of this home include maple hardwood, maple cabinets, granite countertops, island w/raised eating bar, corner pantry, S/S appliances w/ gas cooktop and gas fireplace. Kitchen leads out to a very large sized deck and a hot tub under a pergola, for your entertaining needs (multiple gas line hookups)! Upper level features laundry and 3 generous sized bedrooms, with the master having a 3 pc ensuite and custom shower. Unfinished basement awaits your finishing touches! Property is situated on a corner lot, with parking pad located in rear (plenty of space to build a large garage). Close to schools, shopping and Cranston community centre, which includes a splash park, tennis courts and an ice ring in the winter, for all your sports needs!

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

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