



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242 CRANFORD Way, Calgary T3M 1W4**

MLS®#: **A2156526**

Area: **Cranston**

Listing Date: **08/10/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **2,820 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,116**  
Low Sqft:  
Ttl Sqft: **1,116**

DOM

**39**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 11`11"
Kitchen	Main	11`0" x 8`6"
Bedroom	Second	10`2" x 8`8"
Bedroom	Basement	10`3" x 9`11"
Storage	Basement	6`8" x 4`1"
4pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	10`4" x 8`0"
Bedroom - Primary	Second	11`11" x 10`7"
Bedroom	Second	10`0" x 8`8"
Family Room	Basement	10`9" x 9`11"
2pc Bathroom	Main	
4pc Bathroom	Second	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1312647**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **The perfect family home in the vibrant community of Cranston! Pride of ownership is evident from the moment you walk in. Featuring an open floor plan with gleaming oak hardwood flooring and 9' ceilings throughout the main floor, front living and dining room with easy transition to the spacious kitchen with timeless cabinetry, quartz counter tops and a center island with eat bar. A powder room completes this space. Upstairs you will find a master bedroom with walk-in closet, 2 additional bedrooms and 4 piece bathroom. The basement is finished with a 4th bedroom (currently used as a den), 4 piece bathroom, flex room, storage and laundry room. Fully fenced and landscaped back yard as well as parking stalls for 2 vehicles on the gravel parking pad leaving ample space for a future garage. Walking distance to school, parks and minutes to an array of amenities and all that the community of Cranston has to offer. Nature is at your doorstep in the incredible Fish Creek offering work renowned fishing and miles of walking/biking pathways. Truly a must see!**

Inclusions:  
Property Listed By: **Shed, Freezer  
Real Broker**

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



















