

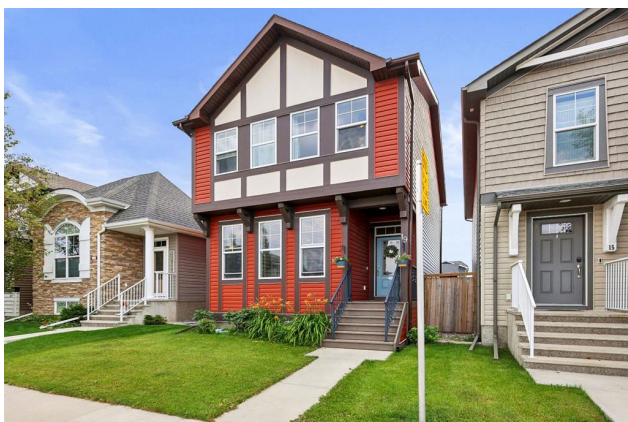


THE
A-TEAM

**RE/MAX
FIRST**

19 CRANFORD Close, Calgary T3M 1N1

MLS®#: **A2157304** Area: **Cranston** Listing Date: **08/14/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,164 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,711**
 Low Sqft:
 Ttl Sqft: **1,711**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Electric Water Heater,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	24`1" x 13`1"
Breakfast Nook	Main	12`5" x 9`10"
Mud Room	Main	5`2" x 3`2"
Bedroom - Primary	Upper	12`11" x 11`7"
Bedroom	Upper	10`7" x 9`3"
Laundry	Upper	7`9" x 3`6"
Bonus Room	Upper	10`9" x 10`6"

Room	Level	Dimensions
Kitchen	Main	12`5" x 10`0"
Foyer	Main	6`10" x 5`11"
2pc Bathroom	Main	5`1" x 4`11"
4pc Ensuite bath	Upper	7`10" x 7`9"
Bedroom	Upper	10`2" x 9`3"
4pc Bathroom	Upper	7`9" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1111861

Remarks

Pub Rmks: **Enjoy all Cranston has to offer by Living in the wonderful home on a quiet street, just a few steps from a school for the kids! This home offers lots of open space with 9 ft ceilings and a large bright living room and kitchen area! This bright kitchen provides lots of counter space and a huge island that offers comfortable space to seat up to 4 people. A generous nook area is great for the family with a patio door leading to a decorative back yard and decks. Take the curving staircase upstairs where you find a cozy bonus room, Laundry room with a counter and shelf space, and 3 generous sized bedrooms. The large Primary Bedroom overlooks the back yard and has a wonderful ensuite bath featuring a deep soaker tub, glass shower, large counter space and access to a good sized walk in closet. In the yard you have an awesome 2 level deck with a feature hammock Chair hanging on a custom built structure. Decorative gravel, environmentally friendly clover ground cover and a dog run fenced in complete this appealing outdoor space! You also get the Hard to find garage space of an oversized 24 x 24 double garage so the larger vehicle will fit! The unfinished basement has roughed in plumbing and is waiting for your ideas to provide the development that works best for you. The windows are big enough for bedroom development. Don't miss this wonderful opportunity.**

Inclusions: **Shed, Hammock Chair and custom decorative hanging system**
Property Listed By: **RE/MAX Landan Real Estate**

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

