



THE
A-TEAM

**RE/MAX
FIRST**

187 CRANFORD Crescent, Calgary T3M 0X9

MLS®#: **A2157844**

Area: **Cranston**

Listing Date: **08/15/24**

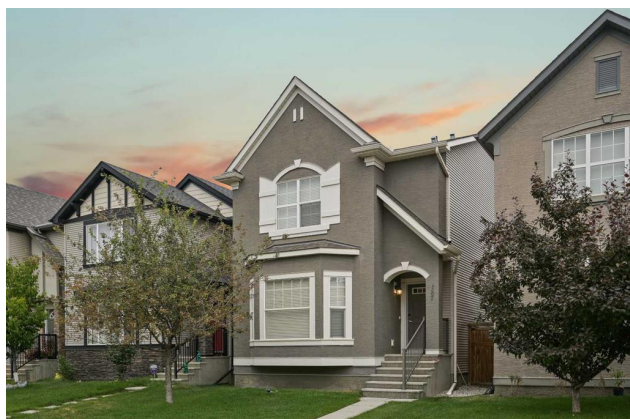
List Price: **\$625,000**

Status: **Pending**

County: **Calgary**

Change: **-\$14k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **2,734 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,580**
Low Sqft:
Ttl Sqft: **1,580**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 13`11"
Dining Room	Main	12`11" x 12`9"
Mud Room	Main	6`9" x 3`3"
Bedroom - Primary	Upper	13`5" x 12`5"
4pc Ensuite bath	Upper	13`0" x 6`1"
Bedroom	Upper	10`5" x 9`3"
4pc Bathroom	Upper	9`6" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`10" x 12`5"
Foyer	Main	5`0" x 4`10"
2pc Bathroom	Main	5`3" x 5`0"
Walk-In Closet	Upper	6`1" x 4`11"
Bedroom	Upper	10`0" x 9`3"
Laundry	Upper	6`9" x 3`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1014726

Remarks

Pub Rmks: **This exceptional former Morrison show home is perfectly situated on a quiet street in Cranston, offering easy access to the neighbourhood's outstanding amenities. The open-concept layout features 9-foot ceilings, elegant hardwood and tile flooring, and a chef's kitchen with 42-inch espresso-stained cabinetry, granite countertops, and stainless steel appliances. Large windows fill the home with natural light, creating a bright and welcoming atmosphere. Upstairs, you'll find a spacious primary suite complete with a luxurious ensuite bath and walk-in closet, conveniently located next to the laundry room. Two additional large bedrooms, a full bath, and a generous linen closet round out the upper level, providing modern comfort and convenience for any lifestyle. Living in Cranston means enjoying the best community amenities, including Century Hall's gymnasium, banquet hall, outdoor rink, toboggan hill, splash park, playground, skate park, and courts for tennis, pickleball, and basketball. Families will appreciate the short walk to Our Lady of the Rosary School and Sibylla Kiddle School, while outdoor enthusiasts will love the breathtaking bike trails along Fish Creek. The basement is thoughtfully designed for future development, and the double detached garage offers secure parking and extra storage. This home represents unbeatable value in the neighbourhood and is truly a "must-see." Contact us today to make this exceptional property your new home!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







