



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 CRANWELL Crescent, Calgary T3M1G4**

MLS®#: **A2157941**

Area: **Cranston**

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

List Price: **\$760,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**  
Lot Information  
Lot Sz Ar: **4,424 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,912**  
Low Sqft:  
Ttl Sqft: **1,912**

DOM

**34**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Pie Shaped Lot,Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`11" x 7`0"
Living Room	Main	15`5" x 17`11"
Laundry	Main	8`10" x 5`9"
Bonus Room	Second	17`9" x 14`4"
Bedroom	Second	11`3" x 10`3"
4pc Bathroom	Second	8`5" x 4`11"
Bedroom	Basement	11`4" x 14`11"

Room	Level	Dimensions
Kitchen	Main	11`0" x 17`11"
Foyer	Main	6`9" x 8`5"
2pc Bathroom	Main	4`7" x 4`9"
Bedroom - Primary	Second	12`11" x 13`10"
Bedroom	Second	8`10" x 11`1"
5pc Ensuite bath	Second	12`0" x 10`8"
Game Room	Basement	11`9" x 19`8"

3pc Bathroom

Basement

6`2" x 12`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1N

0214180

Remarks

Pub Rmks:

**This home is perfectly situated in the family-friendly neighborhood of Cranston, surrounded by playgrounds, parks, and scenic walking paths. You'll love the convenience of being close to schools, you can walk out your back door along the pathways to get to two schools. Located close to shopping, and the walking paths that lead to the picturesque Cranston Ridge, which offers breathtaking views of the Mountains and the Bow River. The interior boasts 9-foot ceilings on the main floor and an impressive 10-foot ceiling in the dining area, enhancing the open and airy feel with the kitchen open to the living room with a fireplace. The vaulted bonus room provides a grand space for relaxation or entertaining or just to cozy up by the corner fireplace. The upper floor has 3 good sized bedrooms, the spacious primary bedroom has a luxurious 5-piece ensuite and walk in closet. This home is designed for both comfort and style, featuring updated counters, central air conditioning, fresh paint throughout. The large recreation room in the basement is perfect for family fun along with a fourth bedroom and three piece bathroom. The multi level deck, equipped with a gas line for your BBQ, is ideal for outdoor gatherings. A perfect blend of functionality and location best describes this home.**

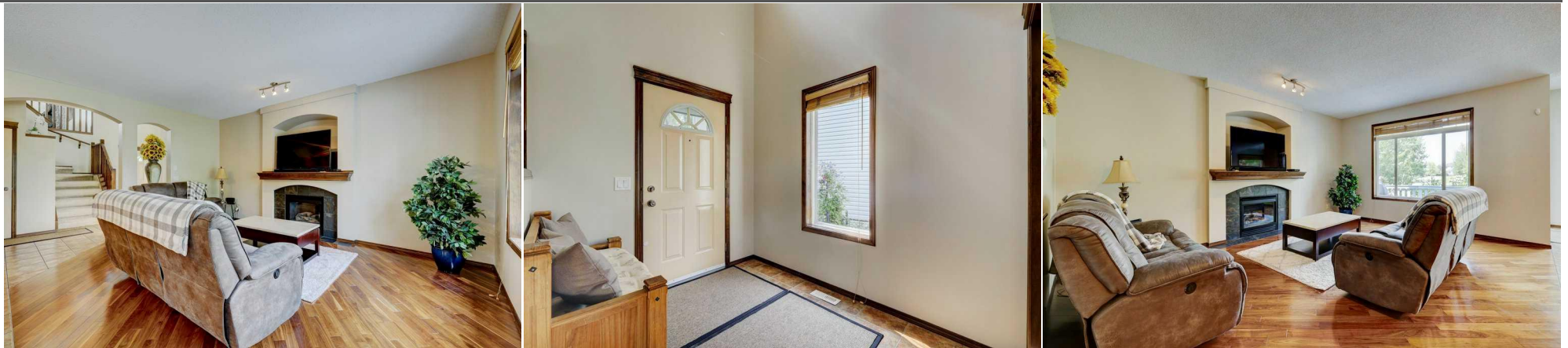
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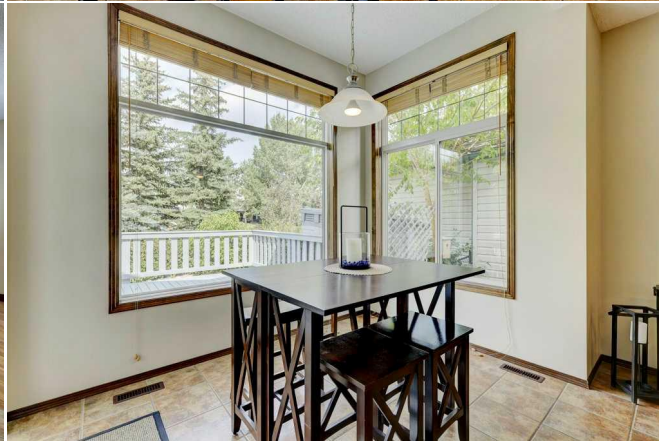
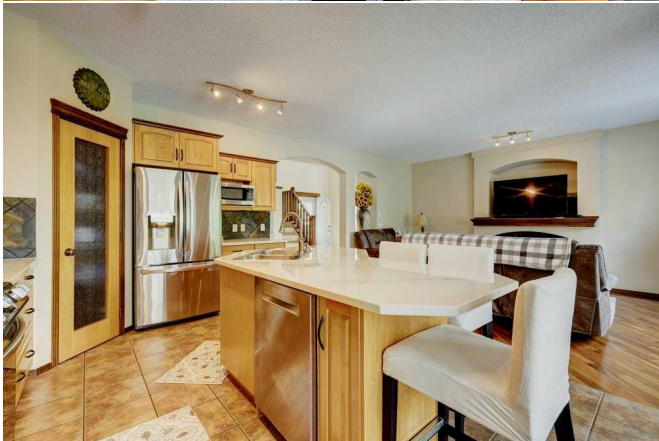
Property Listed By:

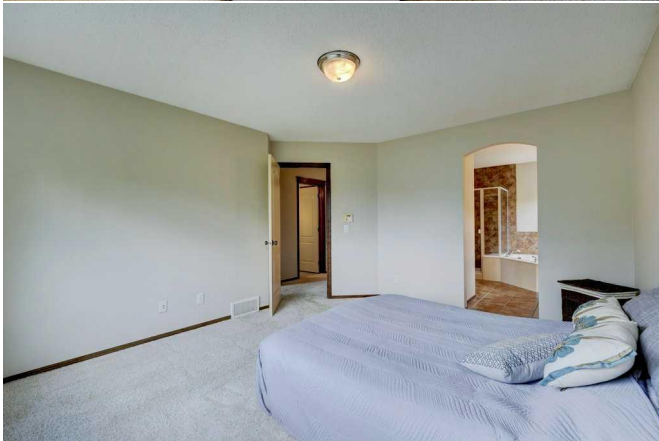
**Garage Control 1 remote, existing window coverings, central airconditioner**

**RE/MAX Landan Real Estate**

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









**140 Cranwell Crescent SE, Calgary, AB**

Basement (Below Grade) Exterior Area 618.28 sq ft  
Interior Area 738.72 sq ft



PREPARED: 2024/08/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**140 Cranwell Crescent SE, Calgary, AB**

Main Floor Exterior Area 876.25 sq ft  
Interior Area 807.25 sq ft  
Excluded Area 400.11 sq ft



PREPARED: 2024/08/14



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