



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 CRANWELL Common, Calgary T3M 0J4**

MLS® #: **A2158030**

Area: **Cranston**

Listing Date: **08/20/24**

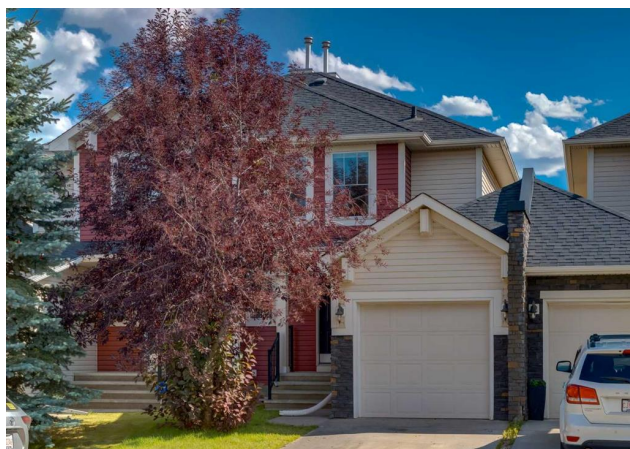
List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2007**

Lot Information  
Lot Sz Ar: **2,368 sqft**  
Lot Shape:

Access:  
Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,335**  
Low Sqft:  
Ttl Sqft: **1,335**

DOM

**29**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz: **1**

**Back Lane,City Lot,Close to Clubhouse,Few Trees,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**  
**Additional Parking,Alley Access,Driveway,Front Drive,Garage Door Opener,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Playground,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Soaking Tub,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`3"
Foyer	Main	10`9" x 8`7"
Living Room	Main	13`9" x 17`5"
4pc Bathroom	Upper	10`0" x 4`11"
Bedroom	Upper	11`9" x 14`3"

Room	Level	Dimensions
Dining Room	Main	8`9" x 11`6"
Kitchen	Main	8`5" x 11`6"
Office	Main	8`0" x 6`0"
4pc Ensuite bath	Upper	9`11" x 4`11"
Bedroom - Primary	Upper	14`8" x 12`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**0714194**

Remarks

Pub Rmks: **INVESTORS AND FIRST TIME HOME BUYERS ALERT!! Discover the epitome of comfort and elegance in this FRESHLY PAINTED Cranston gem, where modern living meets unmatched convenience. Nestled in one of Calgary's most sought-after communities, this MOVE-IN-READY residence offers a truly unique living experience with two expansive primary bedrooms, each boasting its own luxurious four-piece ensuite, perfect for those who value privacy and style. As you enter, you're greeted by a warm and inviting living room that sets the tone for the rest of the home. The main floor effortlessly combines function and flair, featuring a versatile den—ideal for a home office or creative space plus a gourmet kitchen that's sure to impress. Outfitted with rich maple cabinets, a spacious corner pantry, and a sleek breakfast bar, this bright and sun filled kitchen is the heart of the home, flowing seamlessly into a generous dining area perfect for hosting dinner parties or enjoying family meals. A convenient half bath completes this well-designed main floor. Venture upstairs to find not one, but two grand primary suites, each a private retreat with its own spa-like ensuite bathroom and walk-in closet! Whether for family, guests, or simply indulging in the luxury of space, these bedrooms offer unparalleled comfort and sophistication. The unfinished basement is a blank canvas awaiting your personal touch, with roughed-in plumbing and a large window ready to accommodate your vision for additional living space, whether that's a home theatre, gym, or extra bedrooms. Step outside to a sun-drenched south-facing backyard, your own private oasis perfect for entertaining or unwinding on warm summer days. The SINGLE ATTACHED GARAGE offers comfort and security on cold winter nights and has the convenience of a side door to the backyard. Located just moments from top-rated schools, vibrant shopping centre's, cozy pubs, and charming coffee shops, as well as the South Campus Hospital, this home puts everything you need right at your fingertips. Enjoy the great outdoors with nearby FISH CREEK PARK, walking paths, serene ponds, tennis courts, and a refreshing water park, or take advantage of the many amenities at the Cranston Community Centre. With quick access to both Stoney Trail and Deerfoot Trail, commuting is a breeze, and for the adventurers at heart, the majestic Rocky Mountains are just a 45-minute drive away, offering endless possibilities for weekend getaways. This is more than just a home—it's a lifestyle, freshly painted and ready for you to move in and make it your own. Don't miss your chance to own a piece of Cranston's best. Schedule your viewing today and step into the life you've always dreamed of!**

Inclusions: **N/A**  
Property Listed By: **The Real Estate District**

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











