



THE
A-TEAM

**RE/MAX
FIRST**

155 CRANFIELD Circle, Calgary T3M 1H1

MLS® #: **A2158285** Area: **Cranston** Listing Date: **08/15/24** List Price: **\$699,500**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,843 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,332**
 Low Sqft:
 Ttl Sqft: **2,332**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard, Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **High Ceilings, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`11" x 5`3"	2pc Bathroom	Main	5`0" x 4`11"
Laundry	Main	8`10" x 8`6"	Pantry	Main	8`11" x 4`0"
Dining Room	Main	10`11" x 9`11"	Living Room	Main	16`8" x 14`1"
Dining Room	Main	12`11" x 10`5"	Kitchen	Main	11`10" x 11`2"
5pc Ensuite bath	Upper	9`0" x 11`6"	Bedroom - Primary	Upper	17`5" x 13`0"

Walk-In Closet
Bedroom
Walk-In Closet

Upper
Upper
Upper

4`8" x 7`11"
9`11" x 12`3"
6`7" x 4`0"

4pc Bathroom
Bedroom
Bonus Room

Upper
Upper
Upper

8`11" x 4`11"
12`2" x 11`0"
17`11" x 15`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311662

Zoning:
R-1N

Remarks

Pub Rmks: ***OPEN HOUSE SUNDAY AUGUST 25 2024 2 PM TO 4 PM*** Welcome to Cranston, an established sought-after community in Calgary's Southeast quadrant where pride of home ownership is evident in this family oriented community. One lucky family will have an opportunity to call this executive, 3 bedroom, 2.5 bathroom move in ready residence their forever home. As you drive up to this family residence featuring over 2300 sf of above grade living space, you will immediately notice the elegant curb appeal. Walk through the front doors and be in awe of the open concept design, upgraded finishes and wood work of this remarkable home. The focal point of this home is pie shaped rear yard that backs onto school yard with tiered rear decks, a perfect space for entertaining family and friends. The phenomenal open concept main floor is designed for entertaining. The grand living room with a dramatic fireplace feature surrounded by tile work is perfect for entertaining and formal get togethers. The kitchen features gleaming granite counters, and an abundance of cabinetry ensures there's a place for everything. Your inner chef will rejoice with stainless steel appliances and an oversized island. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the deck, and spacious fully fenced backyard off the eating area, perfect for kids to enjoy the outdoor space while keeping an eye on them. The main floor is finished with a convenient 2-piece bath, perfect bright and spacious work from home office space/formal dining room and a mud room off the double attached garage. Enjoy family movie and game nights in the spacious upper floor bonus room. The large master retreat features plenty of space for king size bed and seating area with a large walk in closet with built-in shelving. The master bedroom features an opulent en-suite with soaker tub perfect for evening relaxation baths, glass finished stand up shower and his and hers sinks finished with granite counters. Two additional well sized bedrooms, and the main bath round out the top floor. If you're looking for a truly special home for your family with a boutique feeling, this is the one. Homes of this caliber don't come to market often. This lovely home is in an incredible, conveniently located location just a short drive into the community which offers an abundance of green space, schools, shopping, 5 minutes to Seton Gateway, the largest YMCA and minutes to the state of the art South Health Campus Hospital. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Call your favorite agent right away and book your showing as this home is truly one to be desired.

Inclusions:
Property Listed By:

N/A
Power Properties

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