



THE
A-TEAM

**RE/MAX
FIRST**

58 CRANBERRY Mews, Calgary T3M 0L6

MLS®#: **A2159038** Area: **Cranston** Listing Date: **08/21/24** List Price: **\$677,500**
 Status: **Active** County: **Calgary** Change: **-\$12k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2010** Abv Sqft: **1,873**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,780 sqft** Ttl Sqft: **1,873**
 Lot Shape:

DOM

28
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn,Garden**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"	Living Room	Main	14`11" x 13`11"
Bedroom - Primary	Upper	13`1" x 12`11"	5pc Ensuite bath	Upper	8`0" x 9`8"
Bedroom	Upper	10`5" x 10`6"	Bedroom	Upper	8`4" x 10`7"
4pc Bathroom	Upper	5`1" x 10`7"	Bedroom	Upper	11`6" x 11`4"
Game Room	Basement	14`6" x 21`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0811484

Zoning:
R-1N

Remarks

Pub Rmks: ******BRAND NEW UPPER LEVEL FLOORING****TWO-TIERED DECK****NEW LAUNDRY SET AND APPLIANCES****BEST VALUE IN CRANSTON****Welcome to this exquisite two-story residence nestled in the heart of the highly sought-after Cranston neighborhood, perfectly positioned on a tranquil cul-de-sac. This immaculate 4-bedroom, 2.5-bath home is designed for both comfort and elegance, featuring a magnificent open-to-above foyer that greets you with an abundance of natural light pouring in through the grand windows. With 9-foot ceilings on the main level and luxurious ceramic tile flowing effortlessly throughout the living room, dining area, and kitchen, every inch of this home exudes sophistication. The spacious living room is a true focal point, showcasing a stunning feature wall adorned with a cozy gas fireplace and striking stone surround - a perfect place to gather for family evenings. Step into the modern kitchen, where culinary dreams come alive with stainless steel appliances, a stylish tiled backsplash, a central island, and sleek quartz countertops. Ample cabinetry provides all the storage you need for family essentials. Adjacent to the kitchen, the inviting dining room is illuminated by a contemporary light fixture and offers access through patio doors to your expansive two-tier deck, complete with a gas hookup — ideal for summer barbecues and lively entertaining! Retreat to the primary bedroom, a serene oasis that features a generous walk-in closet and an opulent 5-piece ensuite bathroom. Pamper yourself in the large soaker tub, enjoy the separate stand-up shower, and take advantage of the dual sinks for added convenience. The upper level also hosts three additional bedrooms, a stylish 4-piece bath, and a dedicated laundry room. Venture down to the finished lower level, where a spacious recreation area awaits, featuring built-in accents, an eye-catching accent wall, and a dry bar — perfect for movie nights or entertaining friends. This versatile area can easily be transformed into a gym or flex space to suit your family's needs. Impeccably maintained and beautifully appointed, this home is just steps from playgrounds, schools, shops, and restaurants. Enjoy quick access to all major roads and the nearby South Health Campus. Don't miss the opportunity to make this stunning house your home. Schedule your private viewing with your favorite real estate agent today!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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