



THE
A-TEAM

**RE/MAX
FIRST**

191 CRANSTON Gate, Calgary T3M1L9

MLS®#: **A2159118**

Area: **Cranston**

Listing Date: **08/21/24**

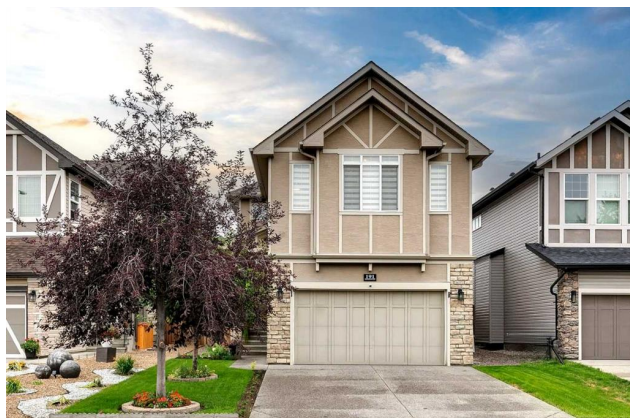
List Price: **\$920,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 09-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,122 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,223**
Low Sqft:
Ttl Sqft: **2,223**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Garden,Landscaped,Street Lighting,Underground Sprinklers**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Garburator,Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Tankless Hot Water,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`0" x 13`0"	Dining Room	Main	12`6" x 9`6"
Living Room	Main	16`0" x 12`0"	Den	Basement	8`0" x 6`0"
Bonus Room	Upper	19`6" x 14`0"	Laundry	Upper	7`0" x 5`6"
Bedroom - Primary	Upper	15`0" x 14`0"	Bedroom	Upper	12`6" x 11`0"

Bedroom
4pc Bathroom
3pc Bathroom

Upper
Upper
Basement

12`6" x 11`0"
0`0" x 0`0"

2pc Bathroom
5pc Ensuite bath
Bedroom

Main
Upper
Basement

0`0" x 0`0"
0`0" x 0`0"
12`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1111988

Zoning:
R-1N

Remarks

Pub Rmks:

Experience modern luxury in this 2,235 sq. ft. open-concept home, perfectly renovated for today's lifestyle. The bright main floor features new LVP flooring, fresh paint, and updated fixtures throughout. The chef's kitchen boasts premium quartz countertops, a Ventahood, and smart appliances, including a Samsung fridge, smart dishwasher, and double wall oven. A cabinet-mounted microwave and a Dacor tabletop stove enhance the kitchen's functionality. Enjoy a spacious walk-in pantry with a sink and custom cabinetry by California Closets. Comfort and efficiency are paramount with a high-efficiency two-stage furnace, tankless water heater, Culligan water softener, and Kinetico water purifier. The exterior showcases a redesigned deck, beautiful landscaping, and permanent Watts Lights. This home blends sophistication and practicality, offering an exceptional living experience. Discover the charm of Cranston with this stunning home just steps from scenic ridges and walking paths. The vibrant community offers parks, top-rated schools, and convenient shopping and transit options. Inside, enjoy versatile spaces like a fully finished basement with a guest bedroom/media room, a full bath, and a recreation area. This energy-efficient home features a high-efficiency two-stage furnace, tankless water heater, Culligan water softener, and Kinetico water purifier. Elegant touches include 9-ft ceilings with pot lights, tile in wet areas, and a maple railing with wide stairs. The upgraded driveway and sprinkler system add convenience. Experience the perfect blend of luxury and lifestyle in a neighbourhood that provides both tranquility and access to modern amenities.

Inclusions:
Property Listed By:

Furnitures, decors, some furnishings are available for an additional \$5,000
Bode Platform Inc.

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