



THE
A-TEAM

**RE/MAX
FIRST**

32 CRANBROOK Green, Calgary T3M 2X1

MLS®#: **A2159240**

Area:

Listing **08/23/24**

List Price: **\$689,900**

Status: **Pending**

County: **Calgary**

Date:
Change: **-\$25k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **1,683**

Low Sqft:

Ttl Sqft: **1,683**

Lot Information

Lot Sz Ar: **3,278 sqft**

Lot Shape:

DOM

26

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Front Yard,Lawn,Landscaped,Level,Standard Shaped Lot,Street Lighting,Rectangular Lot,Treed**

Park Feat: **Additional Parking,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Awning(s),BBQ gas line,Courtyard,Private Yard**

Construction:

Cement Fiber Board

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Convection Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Washer/Dryer,Window Coverings**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Suspended Ceiling,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`10" x 5`4"
Foyer	Main	7`7" x 5`11"
Living Room	Main	18`7" x 19`7"
4pc Ensuite bath	Second	11`0" x 4`11"
Bedroom	Second	9`0" x 16`11"
Laundry	Second	5`11" x 6`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`10" x 9`6"
Kitchen	Main	11`1" x 12`1"
4pc Bathroom	Second	5`10" x 8`3"
Bedroom	Second	9`7" x 13`4"
Family Room	Second	13`8" x 12`7"
Bedroom - Primary	Second	11`0" x 14`2"

Walk-In Closet
Storage
Loft

Main
Basement
Second

7`8" x 5`7"
14`0" x 13`0"
10`10" x 4`11"

Game Room
Walk-In Closet

Basement
Basement

17`6" x 14`11"
7`8" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712337

Zoning:
R-G

Remarks

Pub Rmks:

First time on the market, this stunning open-concept home boasts nearly 1,700 square feet of meticulously designed living space on an impeccably manicured, private deep lot. With central air conditioning and an attached front garage, this property ensures comfort and convenience. Upon entering, you'll be greeted by a spacious foyer that leads to the expansive kitchen, featuring stone countertops, kitchen island and a dining area. The inviting living room is perfect for cozy evenings, overlooking an amazing patio/deck area. The second level is thoughtfully designed, with a centrally located generous bonus room, positioned to offer additional space and privacy from the bedrooms. This floor also hosts the primary bedroom, complete with dramatic vaulted ceilings, with a well appointed 4 piece ensuite complete with a walk-in closet. There are also two additional bedrooms, a main bathroom, and a sizable laundry room. Finally, hidden away is the incredibly unique loft, a perfect getaway for the little ones to settle in with a book or a movie. The basement is designed to accommodate a home business, or large space for teenagers and kids, with plenty of room and seperation. A full bathroom rough -in, and large storage area on this lower level adds extra convenience. The east-facing backyard, with its two-tiered deck, is perfect for relaxing and entertaining. Situated in a community rich with amenities, you'll enjoy access to walking paths, parks, playgrounds, and the nearby Bow River. Proximity to Seton provides ample shopping opportunities, the South Health Campus, and a VIP movie theater. The Cranston community center, complete with a water park and outdoor rink, adds to the appeal of this wonderful neighborhood. Book your showing today, and make this beautiful home yours.

Inclusions:
Property Listed By:

**Alarm system with no contract
Grassroots Realty Group**

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











