



THE
A-TEAM

**RE/MAX
FIRST**

91 CRANBROOK Crescent, Calgary T3M 2C3

MLS®#: **A2159723**

Area: **Cranston**

Listing Date: **09/06/24**

List Price: **\$939,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **6,167 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,442**
Low Sqft:
Ttl Sqft: **2,442**

DOM

12
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Private,See Remarks**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 15`10"	Kitchen	Main	13`10" x 10`0"
Dining Room	Main	8`9" x 11`5"	2pc Bathroom	Main	4`11" x 4`8"
Bedroom	Main	10`10" x 14`11"	Bedroom - Primary	Second	15`11" x 14`9"
5pc Ensuite bath	Second	15`9" x 11`0"	Bedroom	Second	10`9" x 8`8"
Bedroom	Second	10`3" x 9`10"	4pc Bathroom	Second	8`10" x 4`11"
Bonus Room	Second	18`11" x 13`6"	Other	Basement	31`0" x 27`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1s

1312402

Remarks

Pub Rmks: ***Open house Saturday & Sunday 21st & 22nd 1-3pm*** Serene location Backing onto Green Space, Incredibly large lot nestled in a quiet neighborhood, the prestigious River Stone community. Surrounded by nature, this stunning 4-bedroom, 3-bathroom home combines modern amenities with timeless charm. Offering a spacious layout and elegant features throughout. Boasting almost 2,500 square feet of living space, not including the unspoiled basement, this home offers ample room for relaxation and entertainment. A prime location backing the Cranston escarpment! The gourmet kitchen is a masterpiece, featuring a generous size quartz island, abundant built-ins, high-grade appliances, and a corner pantry. The bright and airy dining and living areas seamlessly merge within the open floor plan, creating a harmonious flow. Large patio sliding doors and expansive windows flood the space with natural sunlight, inviting you to step outside and envision the endless possibilities for your family's enjoyment. The spacious main level bedroom/den is great for guests, extended family or an office. The luxurious primary suite is a tranquil haven featuring a picturesque backyard view, expansive en-suite bathroom with soaker jet tub, dual vanities and spacious walk-in closet. Two additional bedrooms and a generous size bonus room complete the upper level. On a premium 6,167 sq ft lot, the backyard is a private oasis, complete with a deck for outdoor dining, a lush lawn, and mature landscaping overlooking green space for ultimate privacy. So much space-potential for a pool, trampoline, hot tub, the possibilities are endless with this expansive private yard. This home is energy-efficient, equipped with solar panels! Large attached 2-car garage with additional storage space. Additional highlights include; Hardwood Floors, Cozy fireplace, 7.1 theatre system, new carpet, heated flooring, extra lighting throughout, newer appliances and air conditioning! Situated in a highly desirable area- Steps to the majestic Bow River, Dragonfly Park, Zipline Park, Heritage Point Launch Pad, and a short drive to multiple schools and downtown Calgary. This house is not just a place to live, but a place to call home.

Inclusions: **AC, Solar Panels**
Property Listed By: **CIR Realty**

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









