



THE
A-TEAM

**RE/MAX
FIRST**

67 CRANFORD Crescent, Calgary T3M 0X8

MLS®#: **A2160690**

Area: **Cranston**

Listing Date: **08/28/24**

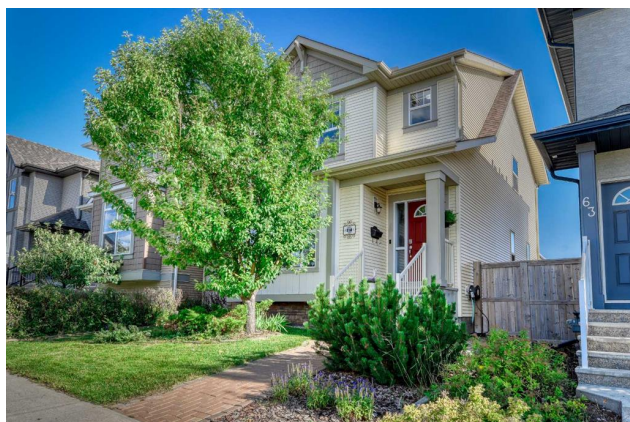
List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,035 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,563**
Low Sqft:
Ttl Sqft: **1,563**

DOM

22
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Freezer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Bookcases, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 13`11"
Living Room	Main	12`11" x 14`9"
2pc Bathroom	Main	4`10" x 5`5"
4pc Bathroom	Second	5`6" x 8`6"
Bedroom	Second	9`6" x 10`3"
Office	Second	5`11" x 7`6"
Bedroom	Lower	9`5" x 9`7"

Room	Level	Dimensions
Dining Room	Main	9`8" x 12`2"
Office	Main	12`7" x 6`11"
3pc Ensuite bath	Second	9`5" x 8`0"
Bedroom - Primary	Second	13`0" x 13`3"
Bedroom	Second	13`0" x 9`2"
4pc Bathroom	Lower	6`1" x 7`9"
Game Room	Lower	17`11" x 15`9"

Furnace/Utility Room

Lower

7`11" x 16`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1014726

Zoning:

R-1N

Remarks

Pub Rmks:

Seller says "Bring an Offer". This amazing family home boasts over 2200 square feet of developed living area, not including the 3 season 19' X 14' sunroom out back! Granite counters, fresh paint, great location, built in shelving and computer desk. Main floor offers an open concept design, with a large kitchen island and large living and dining areas, plus a convenient office/den area and two piece bath. Several updated and modern light fixtures. Upstairs has 3 large bedrooms, master bedroom ensuite, full bath, plus a built in computer desk/office area. Lower level is well designed with another bedroom, built in shelving in family room, laundry room and storage area. This home comes complete with an oversized detached double garage. Take a look at our virtual tour and book your private showing today.

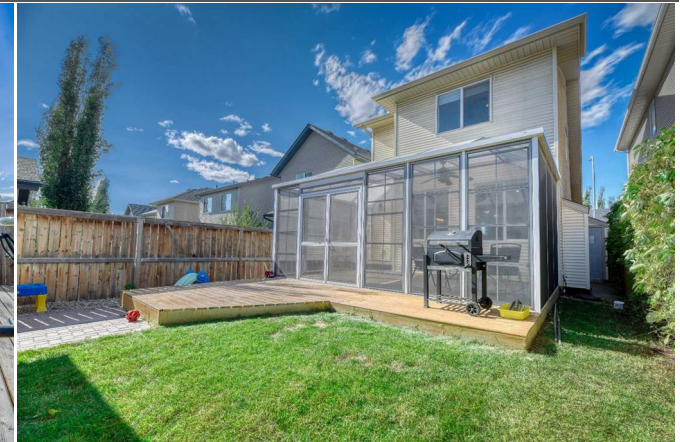
Inclusions:

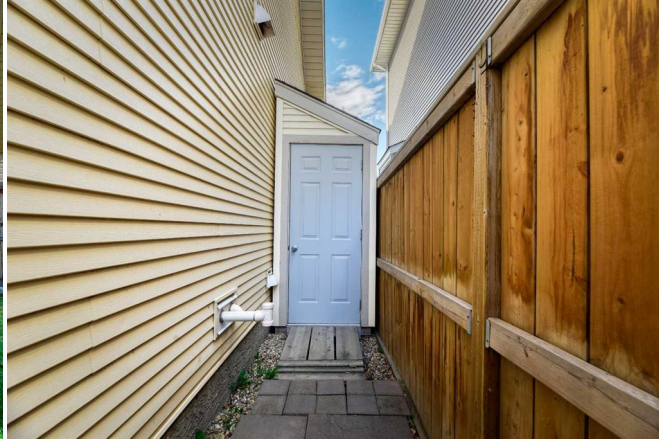
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Property Listed By:

Century 21 Bravo Realty

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







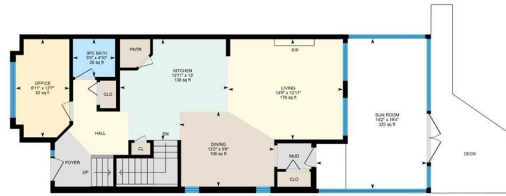






67 Cranford Cres SE, Calgary, AB

Main Floor Exterior Area 505.51 sq ft
Interior Area 750.08 sq ft
Excluded Area 243.80 sq ft



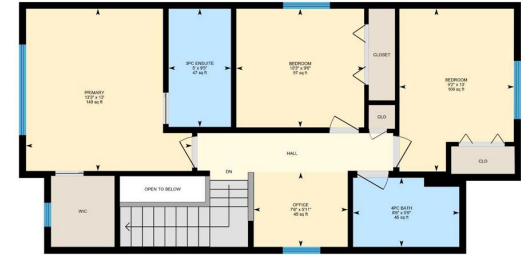
PREPARED: 2024/09/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

67 Cranford Cres SE, Calgary, AB

2nd Floor Exterior Area 756.70 sq ft
Interior Area 932.24 sq ft
Excluded Area 14.14 sq ft



PREPARED: 2024/09/27



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67 Cranford Cres SE, Calgary, AB

Basement (Below Grade) Exterior Area 723.14 sq ft
Interior Area 639.34 sq ft



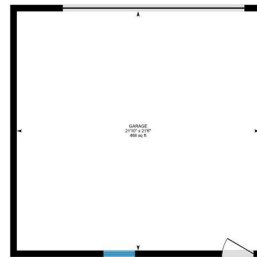
PREPARED: 2024/09/27



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67 Cranford Cres SE, Calgary, AB

Garage (detached) Excluded Area 465.09 sq ft



PREPARED: 2024/09/27



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