



THE
A-TEAM

**RE/MAX
FIRST**

12 CRANLEIGH Heath, Calgary T3M0E6

MLS®#: **A2161019**

Area: **Cranston**

Listing Date: **09/05/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,304 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,945**
Low Sqft:
Ttl Sqft: **1,945**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Closet Organizers,Pantry,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7` 4" x 2` 9"
Kitchen With Eating Area	Main	12` 9" x 20` 4"
4pc Bathroom	Second	8` 4" x 5` 5"
Bedroom	Second	9` 11" x 12` 6"
Bonus Room	Second	14` 11" x 13` 11"
Laundry	Second	6` 10" x 5` 3"

Room	Level	Dimensions
Dining Room	Main	13` 5" x 11` 9"
Living Room	Main	14` 4" x 13` 10"
5pc Ensuite bath	Second	7` 2" x 15` 4"
Bedroom	Second	9` 6" x 12` 3"
Bedroom - Primary	Second	13` 4" x 17` 8"

Legal/Tax/Financial

Condo Fee:
\$457

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0612020**

Remarks

Pub Rmks: **Welcome to this spacious townhouse offering the perfect blend of comfort and convenience. Located in the desirable community of Cranston with over 2600 square feet of living space, this home is sure to check all the boxes. Located in a quiet complex, this corner unit has a private low maintenance, south facing, turf back yard perfect for pets or simply enjoying the afternoon sun. Offering an open floor plan with 3 bedrooms, 2.5 bathrooms, and a bonus room, this property is perfect for entertaining and has enough space for the whole family. The basement features over 700 square feet and is partially finished including rough in for a bathroom and space for another bedroom. Experience the ease of maintenance-free living while enjoying the perks of a private yard. Don't miss out on this exceptional opportunity!**

Inclusions:
Property Listed By: **Garden boxes
RE/MAX iRealty Innovations**

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







