



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 CRANBERRY Close, Calgary T3M 0B4**

MLS®#: **A2161596**

Area: **Cranston**

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

List Price: **\$569,500**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 13-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,659 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Pie Shaped Lot,Rectangular Lot**  
Park Feat: **Double Garage Detached,Oversized**

DOM

**14**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Laminate Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 11`4"</b>	<b>Nook</b>	<b>Main</b>	<b>8`4" x 8`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 12`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 9`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`11" x 9`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`11" x 9`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`10" x 9`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`7" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`2" x 9`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 5`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 4`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`5" x 5`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0613162**

Remarks

Pub Rmks: **Welcome home, 4-bedroom, 3-bathroom bi-level home nestled in the heart of Cranston. With a bright, inviting, fully finished interior, this residence offers over 2000 sq ft across the main and lower level. Upon entry, you are greeted by a spacious living area before heading to your kitchen, featuring a convenient corner pantry, upgraded appliances, and a breakfast bar. The dining area leads you out through patio doors to the oversized double detached garage, where a deck and stamped concrete complete your exterior. The main floor boasts one generously sized bedroom, 4-piece bath, large primary suite with ample closet space and its own 4-piece ensuite. The lower level consists of two additional bedrooms along with a 3-piece bathroom, recreation room and laundry/utility room. Enjoy access to nearby parks, schools, South Hospital, and shopping. Book your showing today!**

Inclusions:  
Property Listed By: **n/a**  
**Renzo Real Estate Inc.**

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







