

9 CRANWELL Place, Calgary T3M 1A2

09/27/24 List Price: \$820,000 MLS®#: A2161840 Area: Cranston Listing

Status: **Pending** Calgary Change: Association: Fort McMurray County: -\$30k, 09-Oct

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 2000 Lot Information

Lot Sz Ar: 5,349 sqft Ttl Sqft: 2.230 Lot Shape:

Finished Floor Area

2,230

Abv Saft:

Low Sqft:

DOM

Layout

4 (3 1)

3.5 (3 1)

2 Storey

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

25

Access:

Lot Feat: Back Yard, Landscaped, See Remarks

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: Asphalt Construction:

Heating: Forced Air Stucco, Wood Frame Flooring:

Sewer:

Ext Feat: Other Carpet, Hardwood, Vinyl

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings

Int Feat: See Remarks

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions Family Room** Main 14`6" x 14`6" **Living Room** Main 11`0" x 11`0" **Dining Room** Main 13'0" x 9'0" Kitchen Main 13`0" x 12`0" Office Main 10`6" x 10`6" **Breakfast Nook** Main 10`0" x 8`6" 18`0" x 12`6" **Bedroom - Primary** Second Bedroom Second 10`6" x 10`0" **Bedroom** Second 11`6" x 10`0" **Game Room Basement** 31`6" x 13`6"

4pc Ensuite bath Second 4pc Bathroom Second 2pc Bathroom Main 4pc Bathroom Main

Bedroom Basement 10`6" x 10`6"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **9912332**

Remarks

Pub Rmks:

Exceptional value in this well-maintained, renovated home! Features include an impressive 17-foot high ceiling in the front foyer and living room, along with an open-to-above ceiling in the family room. This beautiful two-story family home boasts 3 bedrooms on the second floor, 1 bedroom in the basement, a den/office on the main floor, and 4 bathrooms. Situated on a large, beautifully fenced lot in a quiet cul-de-sac, this home is conveniently located near schools, walking paths, and a playground. Upon entering, you are greeted by the bright foyer that opens to the inviting living and dining rooms. The family room features a lovely gas fireplace with a stone surround and large windows that flood the space with natural light, offering a view of the picturesque backyard. The spacious, renovated kitchen includes granite countertops, a corner pantry, and ample cabinet space for family gatherings. It seamlessly connects to the dining nook and family room.

Additionally, there is a conveniently located main floor laundry. The second floor features a large master bedroom with a 4-piece ensuite and a walk-in closet, along with a 4-piece main bathroom and two additional generously sized bedrooms. The fully developed basement offers a recreational room, a 4th bedroom, and another 4-piece bathroom. Recent upgrades include luxury vinyl plank flooring on the main and second floors, a new fridge and dishwasher, fresh paint (2024), and a finished garage. This is a fantastic property in a wonderful location, close to all amenities!

Inclusions: N/A

Property Listed By: Century 21 Bamber Realty LTD.

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













