

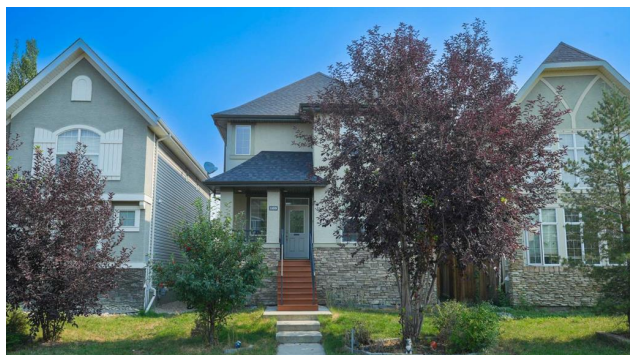


THE
A-TEAM

**RE/MAX
FIRST**

169 CRANARCH Place, Calgary T3M0W6

MLS® #: **A2162178** Area: **Cranston** Listing Date: **09/02/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,187 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,226**
 Low Sqft:
 Ttl Sqft: **2,226**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Barbecue**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`11" x 12`10"	Bedroom	Upper	11`10" x 11`3"
Bedroom	Upper	10`6" x 10`8"	Bonus Room	Upper	13`11" x 12`10"
3pc Bathroom	Upper	4`7" x 8`4"	5pc Ensuite bath	Upper	13`9" x 11`1"
Laundry	Upper	5`7" x 8`8"	Living Room	Main	14`8" x 13`4"
Den	Main	9`8" x 9`3"	Dining Room	Main	12`7" x 9`4"
Kitchen	Main	18`8" x 14`7"	2pc Bathroom	Main	5`3" x 5`1"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-1N**

Legal Desc: 1014667

Remarks

Pub Rmks: **Welcome to this spacious single-family home, ideally situated in the sought-after community of Cranston. Walking distance to Sibylla Kiddle School(K-5), shopping, bus stop and Stoney Trail. This inviting residence features hardwood floors throughout the main floor, a private office, a family room with a gas fireplace and a dining area. Upstairs you will find 2 oversized bedrooms and a large master bedroom with a private balcony with a large 5pc ensuite bathroom, offering ample space for comfortable living. The heart of the home boasts an open and airy layout, perfect for both everyday living and entertaining. The large, made to entertain open-concept kitchen has many covers, granite countertops, and stainless steel appliances. The rear double garage provides generous storage and parking space, while the surrounding neighbourhood offers a blend of tranquillity and convenience. Enjoy easy access to local amenities, parks, and schools, making this the perfect place to call home. Don't miss out on the opportunity to own this beautiful property in one of Calgary's most desirable areas!**

Inclusions: NA
Property Listed By: KIC Realty

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



