



THE
A-TEAM

**RE/MAX
FIRST**

189 CRANLEIGH Terrace, Calgary T3M0G6

MLS®#: **A2162468** Area: **Cranston** Listing Date: **09/03/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **5,737 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,969**
 Low Sqft:
 Ttl Sqft: **2,969**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Private,Rectangular Lot,Treed**

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Insulated

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,High Efficiency,In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`7" x 13`4"	Den	Main	11`6" x 10`7"
Den	Main	10`0" x 9`6"	Dining Room	Main	10`2" x 12`5"
Great Room	Main	14`5" x 23`0"	Breakfast Nook	Main	10`2" x 9`8"
Kitchen	Main	10`2" x 14`4"	Laundry	Main	10`1" x 12`5"
Family Room	Second	19`0" x 17`6"	Bedroom	Second	11`7" x 12`0"

Bedroom Second 11`8" x 12`0"
Flex Space Second 10`0" x 9`7"
Media Room Lower 24`0" x 9`7"
Bedroom Lower 16`4" x 9`6"
2pc Bathroom Main
5pc Ensuite bath Second

Bedroom - Primary Second 16`6" x 12`0"
Game Room Lower 10`1" x 19`11"
Kitchenette Second 14`0" x 11`1"
Hobby Room Lower 19`4" x 9`6"
4pc Bathroom Second
3pc Bathroom Lower

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0710007**

Zoning:
R-1

Remarks

Pub Rmks: **Open House Sunday September 22 1-3 pm A total of almost 4,500 sq. ft. of developed living space in this amazing upscale home in an excellent cul-de-sac location only steps to the ridge in the estate area of Cranston! This 5-bedroom home (could easily become 6) offers the best luxury living while still offering spaces for a busy work-from-home family. Custom-designed with elegant finishing, the open concept will take your breath away. The grand foyer greets your guests, bringing them into first-class living spaces on the main floor. Entertain family and friends in this spacious formal dining room with coffered ceilings, or relax in one of the two main floor dens styled with French doors for elegance and privacy. A dream chef's kitchen features a large island with seating for 4, upscale stainless steel appliances, a 6-burner Bertazzoni Italian cooktop, a built-in wall oven and microwave, and custom hood fan. The gracious great room boasts a two storey ceiling and a warm gas fireplace. Start your days in the sundrenched breakfast nook with access to the oversized deck. Then venture into the massive family room that awaits upstairs with oversized windows, vaulted ceilings, and partial mountain and valley views. An incredible primary bedroom, with a separate retreat, showcases a spa-inspired ensuite bath with a waterfall-fill deep soaker tub, double sinks, a separate shower, and an impressive 11'x7' walk-in closet. The walkout basement was professionally developed and finished consistent with the main levels of the home. This great living space highlights a beautiful wet bar with custom shelving, granite countertops, a wine cooler, a beverage cooler, and a dishwasher. Wide open spaces for a games area, the media room has RI wiring for 9.2 sound, an overhead projector, and a power screen recessed into the wall. Final touches include a fourth bedroom (currently being used as a gym), while the current Art/Hobby room could be a 5th bedroom that, with a minor amount of work, could be split into a 6th bedroom! Professional landscaping features sculptured flower beds, mature trees, and shrubs, and delivers a true oasis for you to fall in love with. Bonuses include two High-Efficiency furnaces (annually serviced), two newer oversized A/C units, on-demand hot water, a 5-zone irrigation system, a 2-zone in-floor radiant heat in the basement slab, an oversized stainless steel hot water tank, a security system, and more! This very special home has been meticulously maintained inside and out.**

Inclusions: **None**
 Property Listed By: **RE/MAX Realty Professionals**

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











