



THE
A-TEAM

**RE/MAX
FIRST**

225 CRANFIELD Manor, Calgary T3M 1K6

MLS® #: **A2162887** Area: **Cranston** Listing Date: **09/05/24** List Price: **\$714,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **2,208**
Lot Information Low Sqft:
 Lot Sz Ar: **3,928 sqft** Ttl Sqft: **2,208**
 Lot Shape:

DOM

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

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`8"	Dining Room	Main	12`0" x 10`11"
Kitchen	Main	10`8" x 17`2"	Laundry	Main	8`8" x 5`5"
Living Room	Main	14`5" x 19`2"	Den	Main	8`2" x 10`0"
4pc Bathroom	Second	6`0" x 8`1"	4pc Ensuite bath	Second	12`1" x 12`10"
Bedroom	Second	12`0" x 10`9"	Bedroom	Second	9`1" x 13`7"
Bonus Room	Second	25`2" x 16`3"	Bedroom - Primary	Second	13`4" x 17`7"

Legal/Tax/Financial

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

Legal Desc:

0414606

Remarks

Pub Rmks:

Welcome to the home of your dreams, the home for building memories. As you enter this amazing home you are greeted with a grand 2 storey foyer. This spacious main level boasts a gorgeous kitchen ready for you to step in and create delicious entrees for friends and families. With stainless steel appliances and ample cupboards, you will be in your element while making all your favourite meals. With hardwood floors throughout the entire main level, 9ft ceilings as well as ceiling speakers throughout the entire home you have your own unique elements of luxury to showcase your personal design aesthetics. The main level also hosts a dining room and living room with a lovely open layout to allow for entertaining year round. With a 2 piece powder room, an office or den area and main level laundry, this space is ideal for your busy lifestyle. The 3 sided fireplace is truly the icing on the cake when you are snuggled on your cozy couch taking in a quiet evening after a long day of work. As you head up your grand staircase you are greeted by your large bonus room with a bar fridge for enjoying your cold beverages from the comfort of your couch. This level hosts 3 large bedrooms and a main bathroom with ample room for your growing family. The primary bedroom is the perfect place to melt away at the end of each day. With a luxurious spa like ensuite and walk in closet, this is the ideal place to rest and recharge each and every day. The large backyard is an amazing extension of your living space, with a 3 tier deck with a patio landing, perfect for taking in Mother Nature all year long. The basement has been framed in for future development with roughed in electrical and a subfloor. This is a great space for you to put your own stamp on the design of your home. Cranston is a fabulous community for those just starting out as well as those with growing families making memories and having adventures. The community clubhouse with a splash park and year round amenities is a fabulous way to connect with neighbours and build lasting friendships. Your future home is walking distance to two elementary schools, parks and pathways for added adventures in your new community. This home is the perfect place to put down roots, focus on family, laughter and love all while enjoying the carefree lifestyle of the fabulous community of Cranston.

Inclusions:

n/a

Property Listed By:

CIR Realty

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