



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**216 CRANARCH Crescent, Calgary T3M 2J2**

MLS® #: **A2163078**

Area: **Cranston**

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

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,547**  
Low Sqft:  
Ttl Sqft: **2,547**

Lot Information

Lot Sz Ar: **4,606 sqft**  
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,Backs on to Park/Green Space,Close to Clubhouse,Conservation,Front Yard,No Neighbours Behind,Landscaped,Private,Rectangular Lot,Views**

Park Feat:

**Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt**

Heating: **In Floor,Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

**Stucco,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat:

**Breakfast Bar,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 12`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 17`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 14`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`4"</b>

**Bonus Room  
Bedroom - Primary**

**Upper  
Upper**

**14` 4" x 13` 6"  
12` 8" x 17` 4"**

**Laundry**

**Upper**

**0` 0" x 0` 0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1313109**

Zoning:  
**R-1s**

Remarks

Pub Rmks:

**Welcome to Your Dream Home in Cranston! Imagine enjoying the Breathtaking beauty of the Bow River Valley, escarpment & stunning Rocky Mountains every day. The large picture windows on the main floor and master allow you to enjoy the colors of every season as the endless view stretches across your field of vision like a painting on a canvas. The upgraded features in this home need to be seen to be appreciated as every inch was designed to reflect modern elegance and functionality. As you step in the front door notice the vaulted ceiling & durable style of the heated 6" wide plank tile flooring fashioned to look just like hardwood. The chef's kitchen is a culinary haven with ample counter space, an induction range, custom full height cabinets, soft-close drawers & elegant crown moldings. Custom quartz countertops grace every surface, complemented by exquisite stone features. The butler's pantry just off the kitchen is so massive in size that pictures do not do it justice plus you can walk through to the mudroom right to the garage. The family room is a perfect place to relax in front of the full stone fireplace with knotty wood mantle. The open concept and a wall full of windows ensures you can entertain in style with views from every angle. The generous dining room is adjacent to patio doors that open to a large deck. Upstairs the owner's suite is a luxurious retreat with plenty of space for a king-sized bed. There is a private balcony perfect to get away to enjoy the mountain & river valley views with a glass of wine. The ensuite bathroom is a spa-like retreat, featuring dual vanities, glass curb-less walk-in shower, heated plank tile flooring, and a heated shower bench. The generous walk-in closet and upstairs laundry make this home perfect. The central bonus room has a modern tray ceiling with inset lighting to set a relaxing mood to kick back and relax. The upper level is complete with two perfectly sized guest bedrooms each with vaulted ceilings & main 4-piece bathroom. There is a separate side door entrance with access to the undeveloped basement awaiting your creative design. The oversized garage (22x24) is designed to fit a full-size truck and features an 18x8 overhead door for easy access and it has a side man door entry. Enjoy summer days relaxing in your southwest back deck, soaking in the sunshine with the mountains and valley as your backdrop. If you have been looking for a home with no neighbour's behind this is it!**

Inclusions:  
Property Listed By:

**N/A  
Century 21 Bamber Realty LTD.**

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





















