



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 CRANBROOK Hill, Calgary T3M 2K8**

MLS®#: **A2163106**

Area: **Cranston**

Listing Date: **09/06/24**

List Price: **\$969,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **5,769 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,442**  
Low Sqft:  
Ttl Sqft: **2,442**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Few Trees,No Neighbours Behind,Landscaped,Private**  
Park Feat: **Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>17`4" x 9`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`9" x 10`3"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>18`4" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`5" x 14`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 9`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`11" x 8`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>37`6" x 23`9"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`11" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`10" x 14`11"</b>
<b>Flex Space</b>	<b>Second</b>	<b>14`3" x 7`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 9`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`11" x 5`4"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>8`1" x 5`3"</b>
<b>Entrance</b>	<b>Main</b>	<b>12`10" x 6`7"</b>

**Balcony**  
**2pc Bathroom**  
**6pc Ensuite bath**

**Main**  
**Main**  
**Second**

**25`5" x 9`6"**  
**5`10" x 4`10"**  
**14`4" x 10`1"**

**Walk-In Closet**  
**4pc Bathroom**

**Second**  
**Second**

**10`5" x 6`4"**  
**9`9" x 5`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1413142**

Zoning:  
**R-1s**

Remarks

Pub Rmks:

**Welcome to this exquisite 3 bed, 2.5 bath Riverstone property, loaded with improvements. Nestled in a serene cul-de-sac, this beautiful home comes with an oversized double attached garage and backs onto a vast green space and vibrant playground, providing picturesque views and recreational opportunities right at your doorstep. Enjoy the airy and spacious feel of this 2442sq/ft (above ground) Trico home with 9ft ceilings in both the main floor and in the walkout basement. The upgraded chef's kitchen is a culinary dream with a gas range, abundant cupboard and pantry space, and elegant granite countertops throughout. Prepare meals while taking in views of the surrounding natural beauty in the river valley. The rest of the house is adorned with bright quartz countertops and boasts a built-in 6-zone audio system inside and on the full-width sunshine deck, perfect for entertaining guests. The primary bedroom and 6 piece ensuite capitalize on the breathtaking views with upgrades including top-down blinds and spa shower. Stay comfortable and entertained with central air conditioning, heat recovery ventilation, and a house wired for the digital era. A partly developed walkout basement creates a canvas for your creativity and exits to a gorgeous stone patio and professionally landscaped yard, featuring a mature garden and relaxing seating area. This exceptional home elegantly combines modern amenities and natural beauty, making it perfect for all situations. The Riverstone community boasts an expansive pathway system, numerous playgrounds, and access to the Bow River for year-round exploration**

Inclusions:  
Property Listed By:

**None**  
**2% Realty**

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











