



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 CRANWELL Green, Calgary T3M 0B2**

MLS®#: **A2163362**

Area: **Cranston**

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

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,706**  
Low Sqft:  
Ttl Sqft: **1,706**

Lot Information

Lot Sz Ar: **5,080 sqft**  
Lot Shape:

DOM

**12**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,See Remarks,Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`9" x 5`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`1" x 9`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`5" x 7`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 12`8"</b>
<b>Family Room</b>	<b>Upper</b>	<b>15`11" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 10`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 10`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 10`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 14`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`5" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 14`11"</b>
<b>Office</b>	<b>Basement</b>	<b>8`8" x 5`7"</b>

**Game Room**

**Basement**

**13`1" x 29`11"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**10`8" x 13`4"**

Title:  
**Fee Simple**  
Legal Desc:

**0613279**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Introducing a remarkable two-story home with a double attached garage, designed for comfort and style. This property features four spacious bedrooms and three well-appointed bathrooms, along with the convenience of main floor laundry facilities. Experience the elegance of hardwood flooring throughout, complemented by the comfort of central air conditioning. The expansive open-plan main floor is an ideal space for entertaining guests, featuring a generous living room with a cozy fireplace, a large dining area, and a kitchen complete with an inviting breakfast bar. The pantry is a chef's dream, boasting built-in shelving for easy organization. Upstairs, you'll find a large bonus room with vaulted ceilings, perfect for family game nights or movie marathons. This level also includes three bedrooms and two full bathrooms, highlighted by an exceptional four-piece ensuite off the lovely and expansive primary bedroom with walk in closet. The lower level offers a spacious recreation room, a fourth bedroom, and a dedicated office space. Enhanced with LED pot lights to ensure optimal lighting and for added comfort and functionality, the basement has been soundproofed, and a radon mitigation system is installed. The exterior has been updated with modern electrical and lighting fixtures and a recently installed roof with Level 4 hail protection. The custom landscaping elevates the outdoor appeal of this oversized lot, featuring a stunning tiered composite deck with privacy walls. Lush perennials abound, creating multiple private areas to enjoy this lovely property. A shed and greenhouse at the north end of the lot provide ample storage for your gardening essentials and give you a head start on the growing season each spring. Other notable highlights include a new hot water tank, all newer appliances, a new garage door opener, and updated toilets throughout. Conveniently located within walking distance to schools, shops, Fish Creek Provincial Park, playgrounds, and scenic pathways, this property has been meticulously maintained and is ready for you to call home.**

Inclusions:  
Property Listed By:

**Shed and greenhouse, built in shelves in basement office and garage.**  
**CIR Realty**

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











