



THE
A-TEAM

**RE/MAX
FIRST**

21 CRANWELL Court, Calgary T3M 0B7

MLS®#: **A2163753**

Area: **Cranston**

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

List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **2,242**
Low Sqft:
Ttl Sqft: **2,242**

Lot Information

Lot Sz Ar: **4,499 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,Cul-De-Sac,Dog Run Fenced In,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`10" x 15`8"
Office	Main	13`0" x 10`7"
Living Room	Main	13`2" x 15`8"
5pc Ensuite bath	Upper	10`2" x 10`8"
Walk-In Closet	Upper	6`5" x 6`11"
4pc Bathroom	Upper	7`11" x 4`10"

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`7"
Dining Room	Main	11`10" x 9`0"
Bedroom - Primary	Upper	12`10" x 15`6"
Laundry	Upper	5`3" x 7`11"
Bedroom	Upper	11`8" x 10`10"
Family Room	Upper	18`0" x 12`5"

Bedroom Upper 12`7" x 12`6" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1N
Legal Desc: 0711337

Remarks

Pub Rmks: **This pie-shaped lot is ideally situated on a spacious cul-de-sac, just steps away from a scenic pond pathway system that connects to nearby schools, amenities, the ridge, and Fish Creek Park. Step inside this inviting open-concept home, where high ceilings and an abundance of natural light create a warm atmosphere. As you enter the spacious foyer, illuminated by an abundance of natural light, you'll immediately feel a warm welcome from the beautifully upgraded interior. This stunning space features exquisite Brazilian pecan hardwood flooring, fresh paint, elegant in-stair lighting, and 9-foot ceilings. Custom Hunter Douglas blinds with wooden shutters adorn every window, adding a touch of sophistication. With central air conditioning, you can enjoy year-round comfort in this inviting home. The updated kitchen shines with quartz countertops, complemented by a modern subway tile backsplash, upgraded maple cabinets with crown molding, and under-cabinet lighting. The dining nook, enhanced by a detailed 10' ceiling, is surrounded by windows, creating a delightful place to enjoy meals. A versatile main floor den/dining room adds to the functionality of the space, while a mudroom provides additional built-in storage. The impressive upper floor plan includes three spacious bedrooms and two full bathrooms. The primary suite features a fabulous 5-piece ensuite with a soaking tub and walk-in closet. The sunken bonus room offers breathtaking west-facing mountain views, making it the perfect spot to bask in the sunlight. This level is conveniently completed by an upper laundry. The backyard is a true retreat, featuring an upper deck surrounded by trees and shrubs for added privacy. The professionally landscaped, low-maintenance lower yard is filled with perennials and provides ample space for entertaining friends and family. Its sunken design offers a serene oasis, shielding you from surrounding properties. You can easily personalize the space with a hot tub or play structures to create your ideal family retreat while saving time on lawn care. The basement is well-designed for future development, and the oversized garage adds to the home's convenience. The neighbors are friendly and welcoming. Recent upgrades include a new dishwasher, fridge, and dryer. Book your showing of this fabulous home today!**

Inclusions: N/A
Property Listed By: CIR Realty

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











