



THE
A-TEAM

**RE/MAX
FIRST**

228 CRANARCH Crescent, Calgary T3M 2J2

MLS® #: **A2163775**

Area: **Cranston**

Listing Date: **09/07/24**

List Price: **\$929,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 12-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,170**
Low Sqft:
Ttl Sqft: **2,170**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,704 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Few Trees,Front Yard,No Neighbours Behind,Rectangular Lot,Views**

Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	22`0" x 15`8"
Bonus Room	Upper	18`11" x 14`7"
Bedroom	Upper	11`11" x 9`2"
Laundry	Upper	5`8" x 5`5"
Family Room	Basement	23`9" x 10`9"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	18`7" x 9`3"
Bedroom - Primary	Upper	13`10" x 13`5"
Bedroom	Upper	10`9" x 9`10"
Bedroom	Basement	10`8" x 10`6"
5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

1313109

R-1s

Remarks

Pub Rmks:

***OPEN HOUSE Sat (14th) & Sun (15th) 2pm-4pm* Wow!! amazing price enhancement! This Gorgeous family home offers breathtaking UNOBSTRUCTED MOUNTAIN VIEWS on a larger west facing lot! FULLY DEVELOPED & turnkey awaiting your family. The interior features engineered hardwood flooring, high ceilings, air conditioning & tonnes of natural light! You'll love the beautiful espresso kitchen cabinetry, lots of granite counter space, spacious island which all highlights the modern design and functionality of the home. The large dining area and living room, complete with a corner fireplace, create inviting spaces for family gatherings and entertaining. The outdoor space is equally impressive, with a large two-tier deck that provides the perfect setting for enjoying the gorgeous mountain views and relaxing on warm summer days. The view is a work of art that changes daily, simply beautiful. The upper level has an amazing bonus room, great for watching movies. The master retreat features a walk-in closet and a luxurious ensuite, with double vanity, deep soaker tub and rainfall shower, all adds to the home's appeal. The additional two good sized bedrooms, each with ample closet space, plus the convenience of upper-level laundry make this floor highly functional for family living. The FULLY DEVELOPED BASEMENT adds further value, offering a family room, wet bar/kitchenette, a full bathroom, and a fourth bedroom, all complemented by natural light from sunshine windows. Located in close proximity to schools, shopping, and scenic walking paths along the river and ridges, as well as easy access to major roadways like Deerfoot and Stoney, this home perfectly balances luxury, comfort, and convenience. It truly is a remarkable opportunity for any family!**

Inclusions:

Property Listed By:

**None
CIR Realty**

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







