



THE
A-TEAM

**RE/MAX
FIRST**

100 CRANRIDGE Crescent, Calgary T3M 0J3

MLS® #: **A2164071**

Area: **Cranston**

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

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **7,179 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,306**
Low Sqft:
Ttl Sqft: **2,306**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Gazebo,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Many Trees,Street Lighting,Open Lot,Pie Shaped Lot,Private Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vinyl Windows,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>
2pc Bathroom	Main	5`1" x 4`11"	Dining Room	Main	12`7" x 9`3"
Family Room	Main	14`7" x 26`4"	Foyer	Main	7`7" x 5`11"
Kitchen	Main	12`7" x 13`3"	Laundry	Main	5`8" x 12`7"
Office	Main	10`1" x 11`6"	4pc Bathroom	Upper	8`4" x 5`1"
4pc Ensuite bath	Upper	12`11" x 10`11"	Bedroom	Upper	10`1" x 11`1"
Bedroom	Upper	10`1" x 11`1"	Living Room	Upper	18`0" x 14`7"

Bedroom - Primary
Bedroom
Storage

Upper
Basement
Basement

13`4" x 16`8"
15`11" x 12`7"
13`0" x 4`11"

3pc Ensuite bath
Game Room
Furnace/Utility Room

Basement
Basement
Basement

9`0" x 5`1"
25`11" x 20`6"
9`8" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0716326

Remarks

Pub Rmks:

*****JOIN US FOR AN EXCLUSIVE OPEN HOUSE! We warmly invite you to an OPEN HOUSE on SATURDAY, September 14th, from 4-6 PM. Come and explore this beautiful property, imagine the possibilities, and find the perfect place to call home. Whether you're looking for a new beginning or a great investment opportunity, this is your chance to see everything up close. Light refreshments will be provided, and we'll be available to answer any questions you have. Mark your calendar and bring a friend—we look forward to seeing you there!*** Welcome to Your Dream Home in Cranston! This stunning CUSTOM-BUILT home offers unparalleled space and style, nestled on one of the LARGEST LOTS IN THE ENTIRE COMMUNITY! Enjoy the expansive SOUTH-FACING BACKYARD, complete with a massive custom COMPOSITE DECK—perfect for soaking up the sun or entertaining guests. Step inside and be captivated by the NATURAL LIGHT flooding through the front office, setting the tone for the bright and airy ambiance throughout. The main floor boasts a living area with soaring HIGH 20-FOOT CEILINGS and a show-stopping custom fireplace, CENTRAL A/C, framed by FLOOR-TO-CEILING WINDOWS that bathe the space in light. The gourmet chef's kitchen is a culinary paradise, featuring ample counter space, a LARGE ISLAND with a breakfast bar, a spacious dining area, and a WALK-IN PANTRY for all your storage needs. Ascend the striking curved staircase to discover a serene primary suite, complete with south-facing windows, a walk-in closet, and a luxurious 5-piece ensuite. Two additional large bedrooms, a 4-piece bathroom, and a versatile BONUS ROOM—ideal for a movie theatre, kids' play area, or second home office—complete the upper level. The FULLY FINISHED BASEMENT adds even more living space, featuring a large bedroom, a full bathroom, and plenty of storage. With TALL 8-FOOT DOORS throughout and an attached double garage offering generous ceiling height for potential hoist installation, this home offers both grandeur and practicality. Located in the award-winning community of Cranston, you're just a short walk from shopping, parks, and schools. Don't miss this rare opportunity to own a one-of-a-kind property—schedule your showing today!**

Inclusions:
Property Listed By:

None
Town Residential

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











