



THE
A-TEAM

**RE/MAX
FIRST**

2756 GRANT Crescent, Calgary T3E 4L1

MLS®#: **A2164335** Area: **Glenbrook** Listing Date: **09/12/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **7,158 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **816**
 Low Sqft:
 Ttl Sqft: **816**

DOM

7
Layout
 Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **On Street,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	10`5" x 13`11"	Living Room	Main	12`10" x 14`7"
Bedroom - Primary	Main	12`10" x 12`6"	Family Room	Lower	13`1" x 17`2"
Bedroom	Lower	9`7" x 8`7"	4pc Bathroom	Main	
3pc Bathroom	Lower				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-C1

2736HS

Remarks

Pub Rmks:

Welcome to your dream home, where charm and elegance meet modern convenience! Step into a spacious living room bathed in natural light from a stunning skylight, with rich hardwood floors adding warmth and sophistication. The gourmet kitchen is a chef's delight, featuring abundant cabinets, sleek granite countertops, a Wolf gas range, tile flooring, and a beautiful island offering ample counter space. A picture window frames views of the lush, sprawling backyard, creating a serene backdrop while you cook. Down the hall, the primary bedroom continues the hardwood flooring and offers a closet with a built-in California Closet. There is a door that could access the backyard oasis just by adding some stairs. The luxurious 4-piece bathroom boasts heated tile flooring, perfect for cozy mornings. The finished basement is an entertainer's haven with a spacious family room anchored by a charming potbelly fireplace, the TV and speakers will stay in place, a guest bedroom, and a spa-like 3-piece bathroom with a steam shower and more heated tile flooring. The laundry is in the basement as well. Beyond the beauty, this home is brimming with essential upgrades. Important mentions are the electrical enhancements, plumbing & insulation, new furnace (2021), water tank (2017), and a new A/C unit (2024) ensuring modern comfort. A reverse osmosis system and Kinetico water softener make this home as practical as it is stylish. Outside, a massive backyard awaits, with an oversized single garage for your convenience. Nestled on a quiet street, yet minutes from shops, schools, restaurants, and downtown, this meticulously cared-for home is perfectly positioned for easy living. A one of a kind opportunity that you won't want to miss!

Inclusions:

Property Listed By:

**TV and speakers in family room in the basement, Kinetico Soft Water
eXp Realty**

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



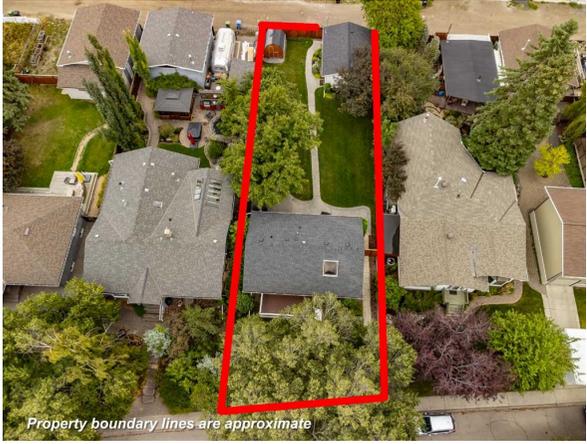












Property boundary lines are approximate