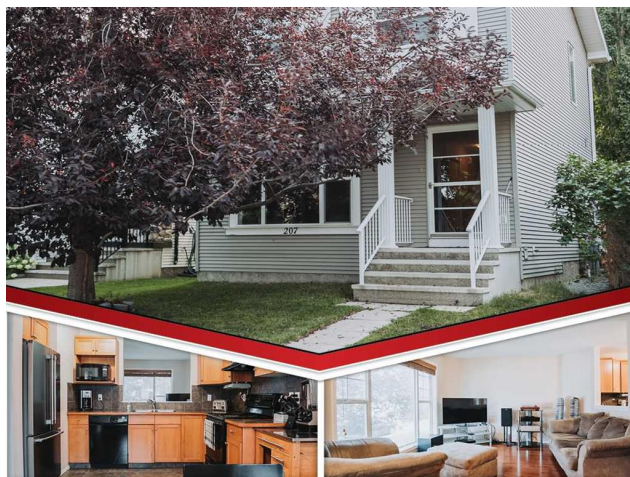




207 CRANBERRY Way, Calgary T3M 1K1

MLS® #: **A2165277** Area: **Cranston** Listing Date: **09/16/24** List Price: **\$569,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,087**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,035 sqft** Ttl Sqft: **1,087**
 Lot Shape:

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**
 Park Feat: **Alley Access, Double Garage Detached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 4`8"	Dining Room	Main	9`10" x 9`5"
Foyer	Main	7`0" x 11`7"	Kitchen	Main	11`7" x 6`9"
Living Room	Main	13`9" x 11`5"	4pc Bathroom	Second	7`5" x 4`11"
Bedroom	Second	9`0" x 12`7"	Bedroom	Second	9`8" x 8`11"
Bedroom - Primary	Second	11`0" x 12`10"	Storage	Basement	18`0" x 27`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0413990

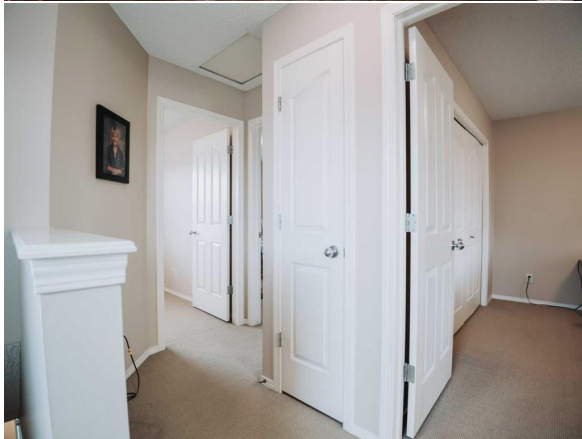
Remarks

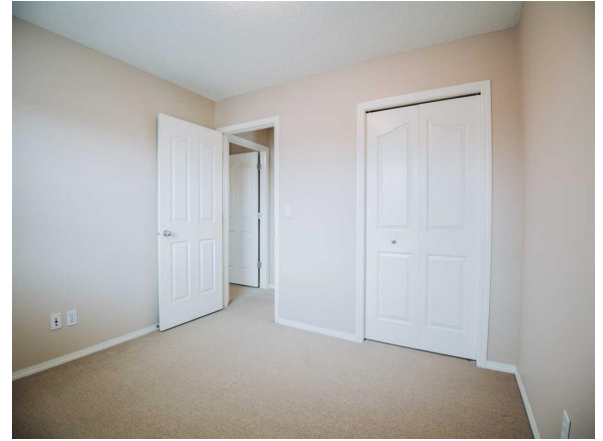
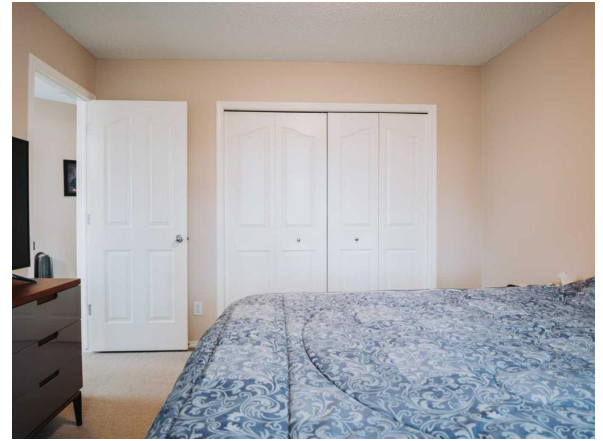
Pub Rmks: **Welcome to your new home in the vibrant community of Cranston, Calgary! This delightful 2-story, detached residence offers just under 1100 sq. ft. of well-designed living space, perfect for those seeking both comfort and potential. Step inside to find a cozy and inviting living room, ideal for relaxing and enjoying quality time with family and friends. The kitchen provides both functionality and convenience for everyday living and entertaining. The main floor also features a practical half bath for guests. Upstairs, you'll discover three comfortably sized bedrooms, each bathed in natural light, and a full family bathroom to serve your needs. The unfinished basement provides a versatile blank slate—perfect for a home gym, additional living space, or a playroom, allowing you to customize it to fit your lifestyle. Outside, you'll find a charming yard ideal for gardening or outdoor activities. A standout feature of this property is the double detached garage, which is insulated, drywalled, and painted. This versatile space offers not just protection for your vehicles, but also the potential for a workshop or extra storage. the recent upgrades are the roof and the HWT in 2021. The seller is willing to include some stuff for free, please see the privet remark.**

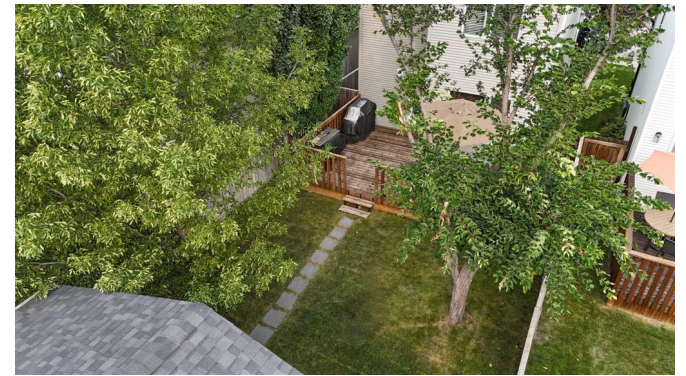
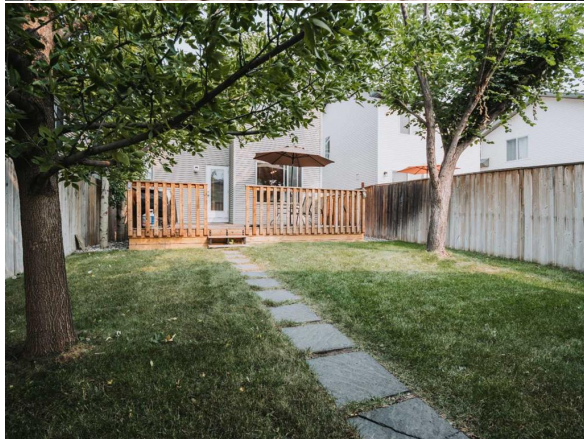
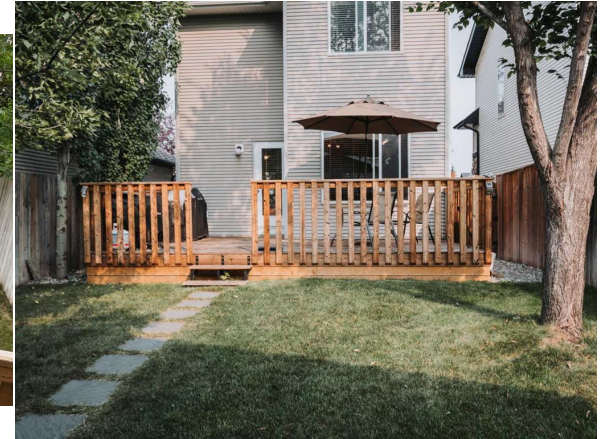
Inclusions: **N/A**
Property Listed By: **RE/MAX First**

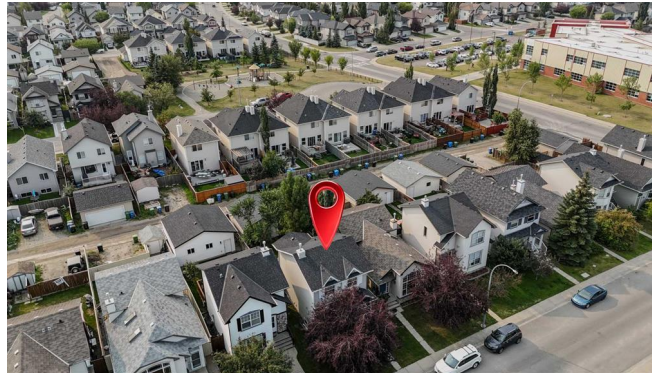
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











207 Cranberry Way SE, Calgary, AB

Basement (Below Grade) Exterior Area 403.99 sq ft
Interior Area 447.87 sq ft



0 2 4 8
PREPARED: 20240511
BIGUIDE

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

207 Cranberry Way SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1065.80 sq ft

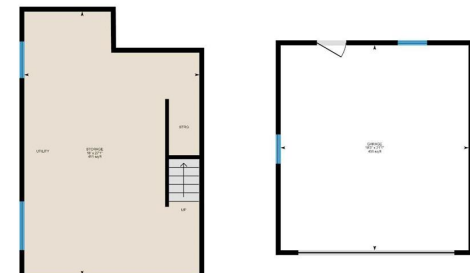


0 3 6 9
Main Floor Exterior Area 542.31 sq ft
2nd Floor Exterior Area 544.50 sq ft
PREPARED: 20240511
BIGUIDE

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

207 Cranberry Way SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1065.80 sq ft



0 3 6 9
Basement (Below Grade) Exterior Area 403.99 sq ft
Common Areas Exterior Area
PREPARED: 20240511
BIGUIDE

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

207 Cranberry Way SE, Calgary, AB

Main Floor Exterior Area 542.31 sq ft
Interior Area 484.58 sq ft



PREPARED 20240511



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

207 Cranberry Way SE, Calgary, AB

2nd Floor Exterior Area 544.59 sq ft
Interior Area 490.04 sq ft



PREPARED 20240511



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.