



THE
A-TEAM

**RE/MAX
FIRST**

97 CRANARCH Court, Calgary T3M0S6

MLS® #: **A2166214**

Area: **Cranston**

Listing Date: **09/16/24**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **2,199**

Low Sqft:

Ttl Sqft: **2,199**

Lot Information

Lot Sz Ar: **7,351 sqft**

Lot Shape:

DOM

3

Layout

Beds: **4 (3 1)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Many Trees,Street Lighting,Pie Shaped Lot,See Remarks**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 14`8"
Dining Room	Main	12`1" x 10`3"
Mud Room	Main	8`6" x 9`4"
4pc Bathroom	Main	10`1" x 5`0"
Bedroom	Second	10`8" x 12`11"
Laundry	Second	10`1" x 5`4"

Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 4`11"
Kitchen	Main	14`8" x 14`11"
Office	Main	10`1" x 10`1"
Bedroom	Second	10`8" x 13`0"
Den	Second	14`0" x 9`3"
Bedroom - Primary	Second	14`0" x 16`0"

Bedroom	Lower	11`8" x 10`5"	Den	Lower	9`6" x 8`7"
Exercise Room	Lower	12`0" x 8`0"	Game Room	Lower	14`0" x 18`9"
Storage	Lower	9`7" x 5`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0815022**

Zoning: **R-1**

Remarks

Pub Rmks: **Discover incredible value in this beautiful Cranston home! Nestled in a quiet cul-de-sac with a central park right outside your door, this home offers prime convenience. It's just steps from Century Hall, an ice rink, parks, pathways, schools, shopping, transit, and has easy access to Cranston's exits. With over 3,000 square feet of luxurious living space, this home boasts 3 spacious bedrooms and a convenient laundry room on the second floor, along with a fourth bedroom in the fully developed basement. The home features 2.5 bathrooms and a loft-style bonus room. The open-concept layout includes 9-foot ceilings on both the main floor and basement, giving the space an airy, expansive feel. Gourmet Kitchen & Elegant Living: The chef's kitchen is the heart of the home, featuring custom wood cabinetry, granite countertops, an upgraded stainless steel appliance package, a central island with an eating bar, and an under-mount sink. It opens seamlessly into the dining area and great room, making it ideal for entertaining. A cozy, stone-faced fireplace with a wood surround and mantle adds warmth and charm to the living space. Luxurious Upper Level offers a spacious primary bedroom with a spa-inspired ensuite, complete with a soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms and a computer loft complete the floor. Fully Developed Basement offers a recreation room, an additional bedroom, a gym, a den, and plenty of storage space—perfect for movie nights and family gatherings. Outdoor Oasis is the best way to describe this lot. The home sits on one of the largest lots on the street, offering plenty of space for kids to play. The sunny, south-facing backyard is a private retreat with mature trees and raised garden beds. Enjoy outdoor living on the upper wood deck or lower concrete patio—both ideal for relaxing or entertaining. The fully fenced yard also includes a shed and a hot tub. This home offers the perfect blend of luxury, space, and location!**

Inclusions: **Hot Tub, Deep Freeze in Basement, 2nd Fridge in Basement, Garden Shed**
 Property Listed By: **TREC The Real Estate Company**

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











