



THE A-TEAM

RE/MAX FIRST

82 CRANFORD Common, Calgary T3M 1V5

MLS#: A2166257 Area: Cranston Listing Date: 09/17/24 List Price: \$595,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2013
Finished Floor Area
Abv Sqft: 1,362
Low Sqft:
Ttl Sqft: 1,362
Lot Sz Ar: 2,680 sqft
Lot Shape:

DOM

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

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Private
Park Feat: Double Garage Detached

Parking
Ttl Park: 3
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Hardwood, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Int Feat: Kitchen Island, Pantry, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Bedroom, Bathroom, and their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1211190

Remarks

Pub Rmks: **Nestled in the desirable community of Cranston, this beautifully fully developed home offers everything a family could desire. Boasting four spacious bedrooms and three and a half elegant bathrooms, this residence ensures ample space and comfort for everyone. The property features a double detached garage, providing convenience and added storage space. It is perfectly situated, with an elementary school within walking distance—a dream scenario for families with young children. Additionally, a short drive will take you to nearby shopping centers, making errands a breeze. The South Health Campus is also just a short distance away, offering top-notch medical facilities and peace of mind. This home is a perfect blend of luxury, convenience, and community, making it a fantastic choice for anyone looking to settle in Cranston. Don't miss the opportunity to make this wonderful house your new home.**

Inclusions: **curtains**
Property Listed By: **Grassroots Realty Group**

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









