



THE
A-TEAM

**RE/MAX
FIRST**

78 CRANSTON Drive, Calgary T3M 1A1

MLS® #: **A2166436** Area: **Cranston** Listing Date: **09/24/24** List Price: **\$769,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 22-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **4,714 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,090**
 Low Sqft:
 Ttl Sqft: **2,090**

DOM

88
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Few Trees, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 12`5"	Kitchen	Main	12`5" x 9`1"
Dining Room	Main	17`7" x 15`5"	Breakfast Nook	Main	10`10" x 7`10"
Foyer	Main	5`10" x 5`3"	Den	Main	9`9" x 8`10"
Laundry	Main	8`3" x 6`0"	2pc Bathroom	Main	4`9" x 4`6"
Flex Space	Upper	9`1" x 6`9"	Bedroom - Primary	Upper	17`2" x 11`8"
5pc Ensuite bath	Upper	13`5" x 11`9"	Bedroom	Upper	13`5" x 9`1"
Bedroom	Upper	11`3" x 9`4"	Bedroom	Upper	11`0" x 9`10"

4pc Bathroom
Game Room
3pc Bathroom

Upper
Basement
Basement

8`8" x 4`11"
9`8" x 8`8"
8`8" x 7`7"

Family Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

18`5" x 11`11"
11`11" x 9`0"
17`8" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9912332

Zoning:
R-1

Remarks

Pub Rmks:

A fantastic fully finished family designed home with five bedrooms, 3.5 bathrooms, and a sunny fully landscaped west facing backyard, located just blocks from community schools, walking distance to the south end of Fish Creek Park, Bow River and tons of bikeways. The main floor has a living room / dining room combination as you enter the home, open concept through the kitchen, eating nook, and family room across the back of the home, and a separate den/office work area. Laundry is conveniently located on the main floor. The upper floor offers four bedrooms with a spacious master suite providing a full private ensuite bathroom with double sinks, a jetted corner soaker tub, and a separate shower. Additional 3 bedrooms, full bathroom and reading area completes the upper floor. A fifth bedroom, full bathroom, recreation/living area, exercise room, and a large storage room makes the lower level very great additional space for family living and to entertain guests. The large sunny west backyard is fully landscaped, complete with fence, deck, and gazebo. A majestic fully finished family home, with lots of sun light, in a great community in proximity to the YMCA, South Health Campus, Bow River and tons of parks!

Inclusions:
Property Listed By:

Gazebo, Storage Shed, NOTE: Water line to fridge AS IS
RE/MAX Realty Professionals

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











