



THE
A-TEAM

**RE/MAX
FIRST**

78 CRANSTON Drive, Calgary T3M 1A1

MLS® #: **A2166436**

Area: **Cranston**

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

List Price: **\$734,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 21-Jan**

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:

Access:

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

DOM

119
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
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
Living Room	Main	13`5" x 12`5"
Dining Room	Main	17`7" x 15`5"
Foyer	Main	5`10" x 5`3"
Laundry	Main	8`3" x 6`0"
Flex Space	Upper	9`1" x 6`9"
5pc Ensuite bath	Upper	13`5" x 11`9"
Bedroom	Upper	11`3" x 9`4"

Room	Level	Dimensions
Kitchen	Main	12`5" x 9`1"
Breakfast Nook	Main	10`10" x 7`10"
Den	Main	9`9" x 8`10"
2pc Bathroom	Main	4`9" x 4`6"
Bedroom - Primary	Upper	17`2" x 11`8"
Bedroom	Upper	13`5" x 9`1"
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:

Zoning:
R-1

9912332

Remarks

Pub Rmks: **OPEN HOUSE Saturday, January 25 from 2-4pm, and Sunday January 26 from 12-2pm. GREAT NEW PRICE!!! 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: **Gazebo, Storage Shed, NOTE: Water line to fridge AS IS**
Property Listed By: **RE/MAX Realty Professionals**

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











