



THE
A-TEAM

**RE/MAX
FIRST**

102 CRANARCH Common, Calgary T3M 1M1

MLS®#: **A2166687** Area: **Cranston** Listing Date: **09/17/24** List Price: **\$880,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,972 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,223**
 Low Sqft:
 Ttl Sqft: **2,223**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Den	Main	9`0" x 8`11"
Kitchen	Main	18`0" x 15`3"
Mud Room	Main	9`3" x 11`7"
3pc Bathroom	Main	7`5" x 5`0"
4pc Ensuite bath	Second	12`0" x 13`0"
Family Room	Second	19`0" x 14`8"
Bedroom	Second	12`3" x 9`11"

Room	Level	Dimensions
Dining Room	Main	10`0" x 7`5"
Living Room	Main	17`0" x 15`0"
Pantry	Main	5`2" x 4`0"
4pc Bathroom	Second	9`6" x 4`11"
Bedroom - Primary	Second	14`5" x 13`0"
Bedroom	Second	12`3" x 10`0"
Laundry	Second	9`6" x 5`6"

Title:
Fee Simple
Legal Desc:

Zoning:
SE

1111988

Remarks

Pub Rmks: **BEAUTIFUL WALK OUT HOME in the family friendly community of Cranston! 2223.59sq. ft two-story home boasts 3 bedrooms, 3 Full bathrooms (one on main floor) and a den. The generous open-plan kitchen has granite counters, ample maple cabinets, island, walk-in pantry and dining area with sliding doors to the back deck for that indoor-outdoor feel. You'll find that the family room features a gas fireplace and mantle and has den; perfect for a home office with lots of natural light. A mudroom and as mentioned before a FULL BATHROOM. The second floor flaunts a large bonus room, a primary bedroom retreat with a 4pc ensuite, custom walk-in closet, with the upstairs laundry. There are 2 additional bedrooms with built-in closets & another 4pc bathroom. You'll be located with close access to buses, stores and SCHOOLS. Top this off with great, quick access to Deerfoot and Stoney Trail to get you anywhere you need to go: but you may not want to leave.**

Inclusions:
Property Listed By:

N/A
MaxWell Canyon Creek

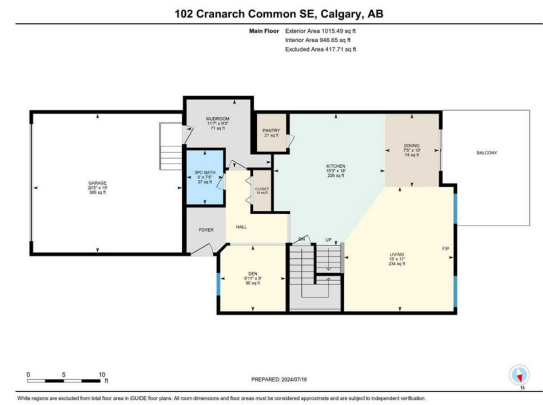
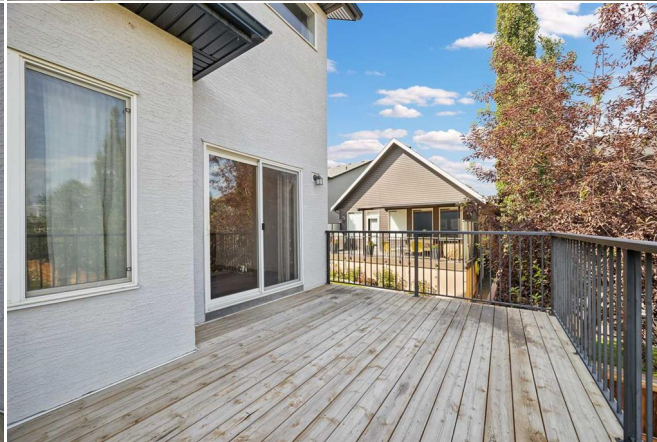
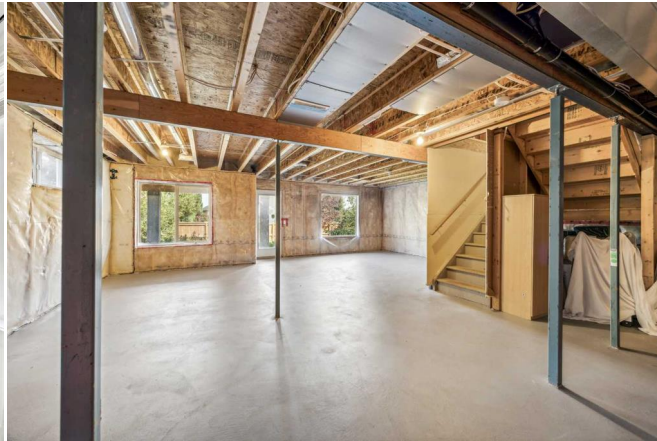
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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