



THE
A-TEAM

**RE/MAX
FIRST**

271 CRANSTON Drive, Calgary T3M 1E7

MLS®#: **A2167161** Area: **Cranston** Listing Date: **09/19/24** List Price: **\$500,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2004**
 Lot Information
 Lot Sz Ar: **3,261 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Private**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,397**
 Low Sqft:
 Ttl Sqft: **1,397**

DOM

0

Layout

Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Pantry,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	8`10" x 6`10"	Kitchen	Main	10`9" x 9`3"
Dining Room	Main	8`11" x 11`1"	Living Room	Main	11`6" x 11`8"
Bedroom - Primary	Upper	13`1" x 11`9"	Bedroom	Upper	9`3" x 12`4"
Bedroom	Upper	12`0" x 12`0"	Game Room	Basement	13`11" x 21`8"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0313382

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to your new home in the beautiful river & ravine community of Cranston! This delightful fully finished duplex features two storeys of comfortable living space, perfect for families or those seeking a serene lifestyle. As you step inside, you're greeted by a bright and airy open-concept layout that seamlessly connects the den, living, dining, and kitchen areas—ideal for entertaining or cozy evenings at home. The stylish kitchen boasts modern appliances and ample counter space, making meal prep a breeze. Upstairs, you'll find spacious bedrooms with generous natural light, including a tranquil master suite complete with an en-suite bathroom and walk-in closet. The additional bedrooms and 4-pc bath offer flexibility for guests, a home office, or a playroom. The fully finished basement provides extra living space, perfect for a family room or workout area, and includes convenient laundry and storage space. Step outside to your private backyard oasis, where you can enjoy morning coffees or summer BBQs in a peaceful setting. The single attached garage adds convenience, keeping your vehicle safe from the elements. Located near scenic walking paths and picturesque ponds you'll have access to the natural beauty of the surrounding river and ravine pathway system. Explore the outdoor trails, parks, and community amenities just a stone's throw away. Don't miss this opportunity to own a charming home in one of Calgary's most sought-after neighborhoods! Schedule your showing today!

Inclusions:
Property Listed By:

**TV Arm, Shed
KIC Realty**

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









