



THE
A-TEAM

**RE/MAX
FIRST**

25 CRANLEIGH Heath, Calgary T3M 0E5

MLS® #: **A2167721** Area: **Cranston** Listing **10/02/24** List Price: **\$564,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$8k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **1,611**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,561 sqft** Ttl Sqft: **1,611**
 Lot Shape:

DOM

49
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, Granite Counters, No Smoking Home, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`4" x 14`11"	Dining Room	Main	10`2" x 10`9"
Kitchen	Main	11`10" x 10`2"	Bedroom - Primary	Second	16`3" x 15`9"
Bedroom	Second	10`1" x 11`10"	Bedroom	Second	10`11" x 11`8"
Laundry	Second	6`8" x 5`6"	Game Room	Lower	19`8" x 13`0"
Bedroom	Lower	15`11" x 9`0"	Storage	Lower	9`2" x 10`4"
2pc Bathroom	Main	5`3" x 5`9"	4pc Bathroom	Second	5`1" x 9`0"
5pc Ensuite bath	Second	11`0" x 10`6"	3pc Bathroom	Lower	11`11" x 5`0"

Condo Fee:
\$457

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0612020**

Remarks

Pub Rmks: **Price Adjusted! Open House Sunday Nov 24th 12:00 - 2:00pm. Welcome to this upscale Condominium Townhome in Bordeaux of Cranston! Nestled in the very popular community of Cranston, this upscale condominium townhome offers an exquisite blend of style, comfort, and convenience. Step inside to discover an open and bright floor plan accentuated by engineered hardwood floors and freshly painted walls throughout the main and upper levels. With a total of 4 bedrooms and 3.5 bathrooms, this home is designed for both family living and entertaining. The heart of the home features a modern kitchen equipped with espresso-stained cabinets, granite countertops, and stainless steel appliances. The spacious dining area flows seamlessly into the great room, which boasts a cozy gas fireplace perfect for gathering with family or friends. Patio doors lead you to a charming deck and a private, fenced west facing rear yard, ideal for summer barbecues or quiet evenings under the stars. Venture upstairs to find a generously sized primary bedroom complete with a full ensuite bath and a walk-in closet. Two additional well-appointed bedrooms, a convenient laundry area, and a stylish 4-piece family bath round out the upper level, providing ample space for everyone. The professionally developed lower level (2019) offers even more versatile living space, with a family room boasting LVP flooring, custom wall cabinets with task lighting and pull out table for working on projects. The 4th bedroom with a "Murphy bed" and attached book case make for a perfect home office, gym, or additional guest accommodations. A 3 piece bath and extra storage complete this level. Other special features include central air conditioning, pot lighting in Great Room, kitchen and basement, wired for Rogers or Telus connection, TV mounting hardware, pet proof mesh on patio door screen and insulated and drywalled double attached garage. Situated in a quiet enclave this location offers great access to parks and pathways, schools, major transportation routes Seton YMCA, and the south Health Campus. Don't miss this opportunity to own a piece of luxury in the Bordeaux of Cranston—where upscale living meets the comforts of home. Schedule your private viewing today!**

Inclusions:
 Property Listed By: **TV Wall Mounts
 RE/MAX Real Estate (Mountain View)**

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







