

198 CRANBERRY Close, Calgary T3M 0B5

MLS®#:	A2167948	Area:	Cranston	Listing Date:	10/23/24	List Price: \$524,900
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information				DOM		
Туре:	Residential			5		
Гуре:	Detached			<u>Layout</u>		
Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3)	
Built:	2007	Abv Sqft:	1,140	Baths:	1.5 (1 1)	
<u>nformation</u>		Low Sqft:		Style:	2 Storey	
z Ar:	3,143 sqft	Ttl Sqft:	1,140			
hape:				Parking		
				Ttl Park:	2	
					2	
ss:				Garage Sz:		
eat:	Back Lane, Recta	angular Lot				
Feat:	Off Street	-				

Utilities and Features

Sewer: Ext Feat: Storage Kitchen Appl: Dishwash		-	verings					
Kitchen Appl: Dishwash		-	-					
	Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows Room Information							
RoomLevel2pc BathroomMainEntranceMainDining RoomMainBedroom - PrimaryUpperBedroomUpper	Dimensions 5`1" x 4`5" 4`7" x 4`6" 10`4" x 9`6" 11`11" x 10`7" 9`11" x 8`7"	Room 4pc Bathroom Living Room Kitchen Bedroom Legal/Tax/Financial	<u>Level</u> Upper Main Main Upper	Dimensions 7`7" x 4`11" 11`11" x 11`9" 11`9" x 10`11" 10`1" x 8`7"				

Title:	Zoning:
Fee Simple	R-G
Legal Desc:	0613162
	Remarks
Pub Rmks:	This beautiful 2-storey Morrison home offers everything you need for modern family living. Featuring 3 bedrooms, a great kitchen, and a bright, open floor plan, it's designed for comfort and convenience. The main floor welcomes you with a tiled entrance, leading to an open-concept living and dining area. The living room boasts a large bay window, bringing in abundant natural light, along with a cozy gas fireplace framed by an elegant white mantle. The dining room adds charm with its recessed, arched niche, while the kitchen is both bright and functional, complete with a centre island, black appliances, and a garden door that opens to a sunny south-facing deck—perfect for morning coffee or summer barbecues. Upstairs, you'll find a full bathroom, a master bedroom featuring another bay window and walk-in closet, plus two additional bedrooms. The unfinished basement offers future possibilities with roughed-in plumbing for an extra bathroom. This home is ideally located within walking distance to schools, parks, public transit, and all the local amenities Cranston has to offer—grocery stores, shops, restaurants, and more. With easy access to Stoney Trail and Deerfoot Trail, commuting is a breeze. Don't miss out on this gem! Ready for its next family, this home in the desirable Cranston community is waiting for you! Updates: shingles 2022, hot watertank 2022. ***Don't miss the virtual tour for a more immersive experience online. And don't hesitate to book a showing for the real thing! ***
Inclusions:	Shed
Property Listed By:	CIR Realty

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









