



THE
A-TEAM

**RE/MAX
FIRST**

73 CRANLEIGH Heath, Calgary T3M 0E5

MLS® #: **A2168429** Area: **Cranston** Listing Date: **09/30/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **2,193 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,601**
 Low Sqft:
 Ttl Sqft: **1,601**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Convection Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`1" x 14`7"	Dining Room	Main	10`3" x 8`0"
Kitchen	Main	12`11" x 11`3"	Pantry	Main	3`11" x 3`9"
2pc Bathroom	Main	5`1" x 5`8"	Mud Room	Main	6`5" x 5`8"
Entrance	Main	7`7" x 6`2"	Bedroom - Primary	Second	13`5" x 13`6"
5pc Ensuite bath	Second	9`6" x 9`0"	Walk-In Closet	Second	7`2" x 7`6"
4pc Bathroom	Second	4`11" x 8`11"	Bedroom	Second	9`8" x 10`8"
Laundry	Second	6`7" x 5`6"	Bedroom	Second	10`8" x 12`3"
Storage	Basement	19`9" x 6`4"	Family Room	Basement	12`9" x 14`4"
Furnace/Utility Room	Basement	10`10" x 18`3"			

Legal/Tax/Financial

Condo Fee:
\$457

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0612020**

Remarks

Pub Rmks: **Welcome to this RENOVATED townhouse in the highly desirable community of Cranston, Calgary. Boasting 3 SPACIOUS BEDROOMS, 2.5 bathrooms, and a double garage, this home offers a blend of modern luxury and low-maintenance living with 1,601 sq ft above ground. As you step inside, you're welcomed by an inviting foyer that seamlessly flows into the open-concept kitchen, dining, and living areas. The 9' ceilings and gleaming hardwood floors throughout the main level create a bright and welcoming ambiance. The gourmet kitchen is a chef's dream, featuring brand-new Quartz countertops, a new convection stove, and a new microwave. Ample cabinetry, a walk-in pantry, and a central island make this space perfect for both meal prep and entertaining. Adjacent to the kitchen is a spacious dining area that opens up to a cozy living room, complete with a gas fireplace, ideal for those relaxing evenings at home. Upstairs, the newly carpeted staircase leads you to the luxurious master suite, which boasts a private 5-piece ensuite bathroom with a new double vanity, a large shower, and a walk-in closet. Two additional generously sized bedrooms with new LUXURY PLANK FLOORING, a brand-new washer and dryer in the convenient upstairs laundry room, and a second full bathroom complete this level. Step outside to your PRIVATE BACKYARD, featuring a charming cherry blossom tree that provides stunning views year-round, especially during fall. The double garage is complemented by two additional parking pads, offering plenty of space for guests along with ample visitor parking. Additional upgrades include fresh paint throughout and a full unfinished basement, offering endless possibilities for future development. With stucco siding for a durable exterior, this home is both beautiful and built to last. Situated in a vibrant, family-friendly community, you'll love the convenience of being close to top-rated public and Catholic schools, quick access to Stoney and Deerfoot Trails, and proximity to local amenities like shopping, McKenzie Meadows Golf Club, South Health Campus, and the Seton YMCA and Library. Outdoor enthusiasts will appreciate the nearby Cranston Escarpment pathways, perfect for taking in the breathtaking views. This low-maintenance property also comes with the added bonus of no lawn care, snow shoveling, or exterior maintenance (including the roof and siding), allowing you to focus on enjoying your home. Don't miss your chance to own this luxurious, move-in ready townhouse in one of Calgary's most sought-after communities. Schedule your showing today!**

Inclusions:
Property Listed By: **Fridge, Freezer in Basement
2% Realty**

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









