



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 CRANARCH Crescent, Calgary T3M 0J1**

MLS® #: **A2168767**

Area: **Cranston**

Listing Date: **10/05/24**

List Price: **\$899,500**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **6,469 sqft**  
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

DOM

**46**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`11" x 13`0"	Kitchen	Main	13`11" x 10`11"
Dining Room	Main	10`4" x 9`4"	Nook	Main	11`11" x 8`10"
Bedroom - Primary	Upper	14`5" x 14`3"	Bedroom	Upper	12`11" x 9`11"
Bedroom	Upper	12`11" x 9`7"	Bonus Room	Upper	18`3" x 12`11"
Laundry	Upper	7`9" x 5`4"	2pc Bathroom	Main	

4pc Bathroom

Upper

5pc Ensuite bath  
Legal/Tax/Financial

Upper

Title:  
**Fee Simple**  
Legal Desc:

1313109

Zoning:  
**R-G**

Remarks

Pub Rmks: **Stunning 2-storey home on a private street in Cranston backing onto natural green space and pathway system to the ridge and river! This well cared for family home features over 2500SF of custom designed luxury living space, 3 bedrooms, 2.5 bathrooms and a unique double bonus room/office on the upper floor. The open concept main level showcases gleaming hardwood flooring throughout, a centrally located formal dining room and a living room which is anchored by a gas fireplace and stone surround. The chef's kitchen features upgraded cabinetry, premium granite, upgraded black stainless steel appliances, built-in wall oven/microwave, gas cooktop and a large walk through pantry. Off the kitchen is a cozy eat-in nook which overlooks the large back yard and green space. The main floor is completed by a half bath and mud room off the garage with lots of additional storage. The upper level features a generously sized bonus room plus secondary bonus space that could be used as a study, loft or office, sizeable laundry room with storage and upgraded washer and dryer. The master retreat features a large walk-in closet and gorgeous spa-like ensuite; double vanities, deep soaker tub, Custom shower with split stone base & accent. Additional features include rough-in for built-in speakers throughout, extra sound proof insulation in the bedrooms and laundry rooms, custom tray vault in bonus room & vault in master, extra pot lights, metal spindles, dual zone heating and cooling system, central AC and list goes on. The large oversized garage with an 8' high door plus extra long driveway completes the home. The huge pie shaped lot allows a very private setting! The unfinished basement is laid out well with large windows to maximize light.**

Inclusions:  
Property Listed By: **RE/MAX House of Real Estate**

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



















