



THE
A-TEAM

**RE/MAX
FIRST**

6 CRANBROOK Hill, Calgary T3M 2K8

MLS® #: **A2169493** Area: **Cranston** Listing **09/30/24** List Price: **\$849,999**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2016** Abv Sqft: **2,240**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,726 sqft** Ttl Sqft: **2,240**
 Lot Shape:

DOM

82
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Low Maintenance Landscape,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **Concrete,Stone,Wood Frame,Wood Siding**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`7" x 5`2"	Kitchen	Main	15`0" x 10`0"
Pantry	Main	4`7" x 5`2"	Dining Room	Main	9`10" x 10`4"
Living Room	Main	17`5" x 15`11"	Mud Room	Main	7`7" x 9`2"
Office	Main	8`1" x 5`7"	Bonus Room	Upper	15`0" x 13`8"
Laundry	Upper	6`11" x 5`6"	Bedroom - Primary	Upper	23`9" x 14`11"
Bedroom	Upper	12`3" x 10`11"	Bedroom	Upper	12`3" x 10`11"
2pc Bathroom	Main	6`10" x 2`10"	5pc Ensuite bath	Upper	15`10" x 10`3"
4pc Bathroom	Upper	7`1" x 10`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413142

Zoning:
R-1s

Remarks

Pub Rmks:

Welcome to your beautiful new home, located in the desirable community of Cranston Riverstone! Located less than 300m from the Bow River, this lovingly maintained corner lot home boasts over 2200 sq.ft of smartly developed living space. Once inside the large foyer, you'll notice a cleverly placed "pocket" office on your left, before heading down the hallway and your grand entrance to the open living room and kitchen. The living room, with many large windows to the rear, and additional side windows flanking the fireplace, allow for plenty of natural light. Your kitchen is huge, with a large quartz countertop island for prep space, tall over height cabinets, a full range of stainless steel appliances, and contrasting white cabinets to enhance that open kitchen design. And the large, sensibly placed walkthrough pantry, supports the kitchen and garage connection when doing those monthly grocery restocks. Upon completing your journey upstairs, you are greeted by another full living space and bonus room, already wired for sound for a family movie night. The primary suite offers a beautiful and bright ensuite, with a gorgeous shower, dual sinks, and a deep tub for soaking. The two secondary bedrooms are massive, so kids or guests will have plenty of space to grow or visit. The secondary bathroom flows with the rest of the theme as the cabinetry and counters match the ensuite and kitchen. And rounding off the second floor is the thoughtfully placed laundry, located between all of the bedrooms where it should be. Being in Riverstone means that you are connected to nature, as you are steps away from the bow river and the many paths and greenspaces just outside your door. And you have quick access to Deerfoot Trail, which means that you can be outside of the city in only minutes, or to the airport in less than 30. Here is your opportunity to get a premier lot and home in one of the most desirable communities in all of Calgary, so book your showing today!

Inclusions:
Property Listed By:

N/A
Real Broker

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











