



THE
A-TEAM

**RE/MAX
FIRST**

87 CRANBROOK Way, Calgary T3M 2C3

MLS®#: **A2171290**

Area: **Cranston**

Listing Date: **10/07/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,552**
Low Sqft:
Ttl Sqft: **1,552**

DOM

10
Layout
Beds: **3 (1 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,252 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot**

Park Feat:

Double Garage Attached,Insulated

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings,Wine Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 13`11"
Dining Room	Main	15`0" x 11`11"
5pc Ensuite bath	Main	10`11" x 10`11"
Den	Main	11`5" x 8`11"
2pc Bathroom	Main	5`1" x 4`9"
Bedroom	Basement	13`2" x 12`10"
Bedroom	Basement	13`11" x 13`0"

Room	Level	Dimensions
Kitchen	Main	15`0" x 14`6"
Bedroom - Primary	Main	13`11" x 13`0"
Foyer	Main	5`9" x 5`6"
Mud Room	Main	11`3" x 8`1"
Family Room	Basement	17`4" x 15`8"
3pc Ensuite bath	Basement	8`8" x 4`11"
Storage	Basement	10`3" x 5`2"

Laundry
Furnace/Utility Room

Basement
Basement

8`10" x 5`11"
15`8" x 6`10"

3pc Bathroom

Basement

10`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1312402

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your dream home—a beautifully finished executive bungalow that perfectly balances tranquility and privacy. Nestled against a lush greenbelt with a picturesque creek, this property offers a serene escape with no direct neighbors behind, allowing you to fully enjoy your expansive backyard oasis. One unique feature of this home is the convenience of two sets of washers and dryers: one in the master walk-in closet and another in the lower level, making laundry day a breeze. Step inside to find an upgraded haven designed for modern living. The main floor boasts a luxurious master suite, complemented by a versatile front office/den, perfect for work or relaxation. The open-concept great room invites you in, showcasing a gourmet kitchen, spacious dining area, and an inviting living room centered around a cozy gas fireplace. The chef-inspired kitchen is a true masterpiece, equipped with built-in stainless steel appliances, an oversized island, elegant granite countertops, and an expanded cabinet design for ample storage. A dedicated coffee bar area awaits your morning rituals, making it ideal for both entertaining and quiet evenings at home. Your private master suite creates a spa-like sanctuary, with ample space for king-sized furniture. The ensuite bathroom envelops you in peace and tranquility, featuring a luxurious soaker tub, oversized tile-and-glass shower, and double sinks. Venture to the walk-out lower level, where endless possibilities await. Enjoy movie nights in the media room, host game nights in the expansive games room complete with a full wet bar, and accommodate guests in the additional bedroom with its own private ensuite bath. A second bedroom and full bathroom provide additional comfort and convenience. Large windows throughout both levels flood the home with natural light, highlighting the sunny south exposure and breathtaking views of your serene backyard retreat. This immaculate home is move-in ready, offering a rare opportunity to experience luxurious living in a peaceful setting. Don't miss your chance to embrace the perfect blend of elegance, comfort, and natural beauty—schedule your private showing today!

Inclusions:
Property Listed By:

**Hot Tub, Garage Cabinets Attached, 2 Washer, 2 Dryer, Lower Bar Fridge, Lower Microwave, Built-in Speakers
RE/MAX Realty Professionals**

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











