



THE
A-TEAM

**RE/MAX
FIRST**

100 CRANBROOK Heights, Calgary T3M 1W7

MLS®#: **A2172222**

Area: **Cranston**

Listing **10/16/24**

List Price: **\$1,420,000**

Status: **Active**

County: **Calgary**

Date:

Change: **-\$50k, 15-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **7,814 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Insulated, Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,881**
Low Sqft:
Ttl Sqft: **2,881**

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener**
Int Feat: **Bar, Closet Organizers, Double Vanity, Recessed Lighting, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`11" x 15`5"
Pantry	Main	10`4" x 7`0"
Foyer	Main	10`0" x 9`11"
Walk-In Closet	Main	5`5" x 4`5"
2pc Bathroom	Main	5`9" x 5`4"
Bedroom - Primary	Upper	13`11" x 13`11"
5pc Ensuite bath	Upper	11`3" x 9`11"
Bedroom	Upper	11`1" x 10`11"
4pc Bathroom	Upper	8`7" x 5`3"
Living Room	Lower	16`11" x 14`10"

Room	Level	Dimensions
Kitchen	Main	17`7" x 14`7"
Dining Room	Main	15`10" x 14`0"
Mud Room	Main	9`6" x 6`1"
Den	Main	11`1" x 10`5"
Family Room	Upper	15`5" x 15`1"
Walk-In Closet	Upper	13`5" x 7`4"
Bedroom	Upper	11`1" x 10`11"
Laundry	Upper	10`11" x 7`0"
Kitchen	Lower	15`7" x 14`4"
Bedroom	Lower	10`10" x 10`10"

Walk-In Closet
4pc Bathroom

Lower
Lower

9`3" x 5`8"
8`10" x 7`1"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

11`5" x 11`4"
14`9" x 9`4"

Title:
Fee Simple
Legal Desc:

1113018

Zoning:
R-G

Remarks

Pub Rmks:

If you have been waiting for a truly spectacular home in a stunning location in Cranston, then this may be the one for you. Nestled on a spacious lot on a quiet street, backing onto beautiful open green space and just steps to walking paths and the Bow river, you will love the peace and privacy of the yard and special location. This artfully crafted home is the perfect balance of style and function and was built with precise attention to detail. A total of 5 bedrooms, 4 bathrooms, and more than 4010 SQFT of highly appointed and practical finishings that will embrace your family and WOW when you entertain. The main floor welcomes with a gracious front entry, a home office, spacious dining room and living room areas that are open to your dream kitchen with Jenn-Air appliances, a 2-sided fireplace, and huge mudroom and pantry space. Natural light flows through every room. Enjoy walking through the patio doors to the huge rear deck to really enjoy the views, yard and greenspace. The upper level has a cozy family room, laundry room, and 3 bedrooms up, including the primary suite with 5pc ensuite and walk-in closet. The bright walkout lower level includes a new mother-in-law suite that is perfect for parents aging-in-place, nannies or kids that are looking for a little more privacy, with custom kitchen, heated tile flooring, 2 bedrooms , full bath and recreation area. The oversized TRIPLE garage with built-in storage will fit all your cars and toys. Additional features include central A/C, water filtration and irrigation system. Every element in every room is truly 'just right'! Cranston has a residents association that includes so many amenities including a splash park, tennis courts, hockey rinks and club house. This one must be viewed to be appreciated...

Inclusions:
Property Listed By:

A/C units, tire rack, cabinets in garage (uppers and bench)
RE/MAX Realty Professionals

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













