



THE
A-TEAM

**RE/MAX
FIRST**

455 CRANSTON Drive, Calgary T3M0C2

MLS®#: **A2173866** Area: **Cranston** Listing **10/19/24** List Price: **\$630,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,717**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,413 sqft** Ttl Sqft: **1,717**
 Lot Shape:

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Vinyl Plank**
 Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`3" x 4`8"	Living Room	Main	16`7" x 12`1"
Dining Room	Main	10`6" x 7`1"	Kitchen	Main	11`0" x 10`6"
Pantry	Main	4`0" x 3`11"	2pc Bathroom	Main	4`9" x 4`8"
Mud Room	Main	6`8" x 4`8"	Laundry	Main	5`7" x 4`5"
Bonus Room	Second	17`11" x 14`2"	Bedroom	Second	10`0" x 8`11"
Bedroom	Second	10`2" x 9`0"	4pc Bathroom	Second	9`0" x 4`11"
Bedroom - Primary	Second	14`0" x 12`0"	4pc Ensuite bath	Second	14`3" x 10`11"

Walk-In Closet

Second

5`10" x 4`8"

Storage
Legal/Tax/Financial

Basement

28`11" x 21`11"

Title:
Fee Simple
Legal Desc:

0711337

Zoning:
R-G

Remarks

Pub Rmks: **Investment Alert ! Single family Detached house be situated in beautiful community of Cranston comes with a smart floor plan and a great location. The main floor is all done with luxury vinyl plank, The Kitchen features Maple cabinetry, a corner pantry and an Island also brand new electric stove , refrigerator . You'll also find a cozy fireplace in the Living room and a main floor Laundry Room. Upstairs there is a generous bonus room and a fantastic Master Bedroom. The en-suite is big & bright and comes with a corner soaker tub and separate shower. The back yard is fenced, with an awesome deck, perfect for barbequing and entertaining. Cranston is the perfect destination for active families. Walking distance to Shops, services, schools and recreation with easy access to the Highways and the South Region Health Center. Book your showing today! Plus new roof replaced on 2021.**

Inclusions:
Property Listed By: **n/a
Homecare Realty Ltd.**

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













