



THE
A-TEAM

**RE/MAX
FIRST**

155 CRANWELL Green, Calgary T3M 1E8

MLS®#: **A2174212**

Area: **Cranston**

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

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,765**

Low Sqft:

Ttl Sqft: **1,765**

Lot Information

Lot Sz Ar: **4,370 sqft**

Lot Shape:

DOM

5

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Fire Pit,Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`5"	Dining Room	Main	11`0" x 6`1"
Kitchen	Main	11`3" x 14`7"	Laundry	Main	8`7" x 8`8"
Living Room	Main	11`9" x 14`7"	3pc Ensuite bath	Upper	5`4" x 9`4"
4pc Bathroom	Upper	5`7" x 9`5"	Bedroom	Upper	8`10" x 9`11"
Bedroom	Upper	11`1" x 9`11"	Family Room	Upper	17`11" x 15`0"
Bedroom - Primary	Upper	11`6" x 13`9"	3pc Bathroom	Basement	6`10" x 7`10"
Flex Space	Basement	7`4" x 7`10"	Game Room	Basement	14`7" x 14`3"

Furnace/Utility Room

Basement

10`10" x 15`9"

Bedroom
Legal/Tax/Financial

Basement

9`10" x 7`7"

Title:
Fee Simple
Legal Desc:

0613279

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this beautiful single-family home near the Cranston Cliff Walk and Fish Creek Provincial Park. This house has four rooms and a fully finished basement, perfect for family living. The roof was replaced in 2023, as were all the kitchen and laundry appliances (washer, dryer, refrigerator, microwave, electric stove, oven, and dishwasher). The flooring throughout the house and a gazebo in the backyard were newly installed in 2023. The basement includes a separate sink and mini fridge, making it great for family fun or independent living. The spacious bonus room is perfect for family activities, and each bedroom offers plenty of space to relax. Cranston Public School is just a minute away. Christ the King Catholic School and Dr. George Stanley School are within a 10-minute walk, making this home ideal for families with kids. Cranston Mall, grocery stores, Seton Medical Center, Cineplex theaters, restaurants, and cafes are all nearby, providing great convenience. Cranston is well-connected to Stoney Trail and Deerfoot Trail Highways, making it easy for commuters. This well-kept home is ready to be a wonderful place for your family. Don't miss out on this opportunity to enjoy a great location, excellent schools, and many conveniences.

Inclusions:
Property Listed By:

**Gazebo, Firepit
CIR Realty**

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







