



THE
A-TEAM

**RE/MAX
FIRST**

172 CRAMOND Crescent, Calgary T3M 1B9

MLS® #: **A2175284**

Area: **Cranston**

Listing Date: **11/08/24**

List Price: **\$565,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,381**

Low Sqft:

Ttl Sqft: **1,381**

DOM

12

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Landscaped,Level,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**

Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 7`8"	Dining Room	Main	12`10" x 10`4"
Kitchen	Main	12`10" x 11`10"	Living Room	Main	14`7" x 15`0"
4pc Bathroom	Second	7`4" x 4`11"	4pc Ensuite bath	Second	7`4" x 4`11"
Bedroom	Second	9`3" x 12`8"	Bedroom	Second	9`4" x 12`7"
Bedroom - Primary	Second	14`6" x 10`8"	Bedroom	Basement	8`10" x 12`8"

Game Room

Basement

14`8" x 21`1"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`9" x 12`8"

Title:
Fee Simple
Legal Desc:

0010522

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this well-maintained two-storey home in the sought-after community of Cranston. With three bedrooms, three bathrooms, and a fully finished basement offering an additional bedroom and recreation space, this home is perfect for families of all sizes. The property also includes a detached double garage with convenient back-lane access. As you enter the home you step into a bright and inviting living room featuring large windows that fill the space with natural light. The updated flooring adds warmth and elegance to the room, making it the perfect space for entertaining or relaxing. The main level also includes a spacious eat-in kitchen that also features a breakfast bar for those quick meals with the kids before they leave for school. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a walk-in closet and ensuite. All bedrooms are cozy and feature neutral tones, ready to accommodate your personal style. A full four-piece bathroom completes the upper level. The fully finished basement provides an additional bedroom and a versatile recreation room, ideal for family movie nights, a home gym, or a playroom. There is also extra storage space in the utility room to keep everything organized. The backyard features a low-maintenance design and leads to a detached double garage with alley access. Cranston is known for its family-friendly amenities and proximity to excellent schools. Cranston School (K-6) and Dr. George Stanley School (Grades 4-9) are nearby, with Joane Cardinal-Schubert High School just a short drive away. For younger children, the community offers multiple preschools and daycares. The Cranston Residents Association offers exclusive access to Century Hall, a community centre with a splash park, skating rink, tennis courts, and a gym. Nearby Fish Creek Provincial Park provides scenic walking trails and picnic spots. You're also minutes from the South Health Campus Hospital and the vibrant Seton Urban District, offering shopping, dining, and entertainment options. Book your private showing today!**

Inclusions:
Property Listed By:

Window Coverings
eXp Realty

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









