



THE
A-TEAM

**RE/MAX
FIRST**

150 CRANFORD Common, Calgary T3M 0J1

MLS®#: **A2176709**

Area: **Cranston**

Listing Date: **11/01/24**

List Price: **\$539,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 26-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **2,841 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,375**
Low Sqft:
Ttl Sqft: **1,375**

DOM

32
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Level,Private**

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Vinyl Siding,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`2"	Dining Room	Main	12`11" x 10`0"
Kitchen	Main	14`7" x 12`8"	Living Room	Main	13`2" x 12`4"
4pc Bathroom	Second	7`10" x 4`10"	4pc Ensuite bath	Second	7`10" x 4`11"
Bedroom	Second	9`4" x 11`0"	Bedroom	Second	9`3" x 10`11"
Bedroom - Primary	Second	12`11" x 13`2"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1211190**

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE SUN NOV 17, 1:00 - 3:00. Welcome home to this elegant 3 bed, 2 and a half bathroom Morrison built home. Located on a quiet cul-de-sac in the highly sought after community of Cranston you are walking distance to schools, parks and all of the amazing amenities in the area. Step inside to find beautifully appointed interior features including a large open entrance, 7" plank flooring, Hunter Douglas blinds, 9-foot ceilings and beautifully crafted wood kitchen cabinets with crown moldings. Built for today's lifestyle the open concept showcases the gourmet kitchen that is the heart of the home. The huge granite central island with flush eating bar that can fit a family of 4, stainless steel appliances, separate pantry and large dining room make daily living and entertaining a breeze. Soak in the morning and afternoon sun from the deck that is equipped with a gas BBQ hook-up. A convenient half bath plus a good sized mud room/rear entrance with built in bench and storage are great additions to the main floor. Upstairs you will find a large master suite with a 4 piece ensuite bathroom and a walk-in closet. Two more good sized bedrooms and a 4 piece bathroom complete the upstairs. The basement is undeveloped and ready for you to create the basement design of your choice, with framing and insulation completed along with a 3-piece rough-in upgrade for a bathroom. You will love the big sky view and no neighbors behind your private fully fenced low maintenance back yard. Located in the vibrant community of Cranston you will have access to many exclusive activities and amenities including the splash park, hockey rink, skating rink, gymnasium and tennis courts. Enjoy an active lifestyle with many walking and biking paths in nearby Fish Creek Park, the Bow River, Golfing and Brookfield Residential YMCA. Just minutes to shopping, restaurants, cinema's and the South Calgary Health Campus. Easy access to Stoney Trail and Deerfoot Trail makes getting downtown and to the mountains a breeze. Don't miss the opportunity to make this wonderful house your new home.**

Inclusions: **N/A**
 Property Listed By: **Real Estate Professionals Inc.**

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







