



THE
A-TEAM

**RE/MAX
FIRST**

211 CRANBERRY Way, Calgary T3M 1K3

MLS®#: **A2177269** Area: **Cranston** Listing Date: **11/06/24** List Price: **\$524,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **3,250 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,022**
 Low Sqft:
 Ttl Sqft: **1,022**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`11" x 12`11"	Living Room	Main	15`2" x 13`7"
Game Room	Lower	19`11" x 17`9"	Furnace/Utility Room	Basement	7`1" x 12`0"
Bedroom - Primary	Upper	12`1" x 11`0"	Bedroom	Upper	9`6" x 8`4"
Bedroom	Upper	10`6" x 10`7"	Bedroom	Basement	19`11" x 12`5"
4pc Bathroom	Upper		3pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0413990

Zoning:
R-G

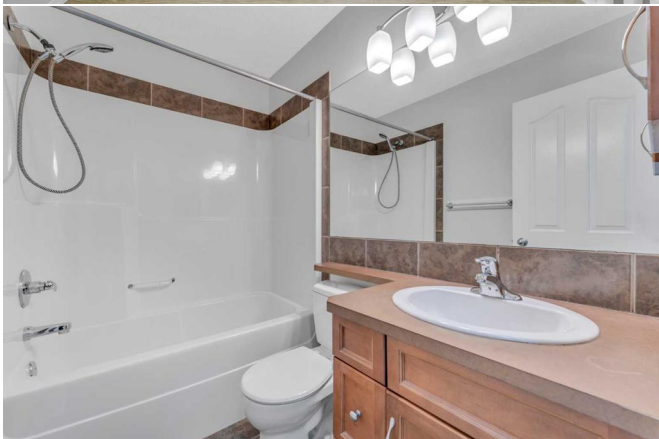
Remarks

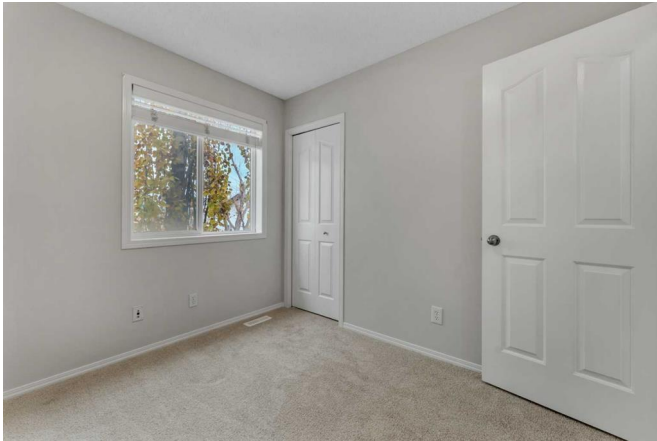
Pub Rmks: **It's not easy finding 4 developed levels of living space in a desirable community within walking distance to a school at an affordable price anymore....but this one really meets your families needs. MOVE-IN READY | DETACHED HOME | GRAND VAULTED CEILINGS | 4 TOTAL BEDROOMS | FINISHED BASEMENT | UNSURPASSABLE LOCATION | FAMILY-FRIENDLY COMMUNITY WITH A RESIDENT'S ONLY CLUB! Welcome to this bright and spacious detached home ideally located in the active community of Cranston. This dynamic neighbourhood has it all - schools within walking distance, numerous parks, extensive pathways, shops, restaurants and the Resident's only clubhouse and recreation facility! After all of that adventure come home to a quiet sanctuary with soaring vaulted ceilings, gleaming hardwood floors and a plethora of natural light. The living room invites relaxation while a massive floor-to-ceiling window streams in sunshine throughout the day. Show off your culinary prowess in the well laid out kitchen featuring a sunny skylight, a raised breakfast bar, a pantry for extra storage and clear sightlines into both the living and dining rooms for great connectivity. The upper level is home to 3 bedrooms including the primary suite with a walk-in closet. A ton of versatile space awaits in the lower level family room, easily divide this huge space with furniture to accommodate a rec room, home office, gym, play space and more. A 4th bedroom and another full bathroom are found in the basement level providing a ton of privacy to guests and extended family members. Barbeque, lounge or soak up the sun on the expansive wrap-around deck in the sunny SE-facing backyard with loads of grassy play space for the kids and a bonus space for RV parking. Dog owners, families and outdoor enthusiasts will love the many river pathways that wind around Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, a spray park, a skating rink and more. Cranston also has many parks, schools and easy access to Stoney and Deerfoot Trails. Just a 5 minute drive into neighbouring Seton for additional shops and restaurants plus the world's largest YMCA and the South Heath Camus. Simply an unsurpassable location for this wonderful home.**

Inclusions: **None**
Property Listed By: **eXp Realty**

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











211 Cranberry Way SE, Calgary, AB

Main Floor Exterior Area 547.25 sq ft
Interior Area 927.54 sq ft



PREPARED: 2024/06/20



White regions are excluded from total floor area in OSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

211 Cranberry Way SE, Calgary, AB

Upper Floor Exterior Area 605.52 sq ft
Interior Area 446.23 sq ft



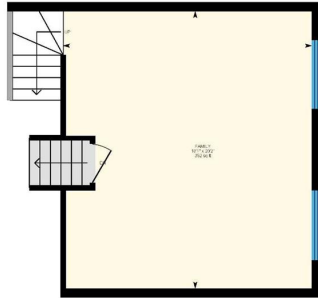
PREPARED: 2024/06/20



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211 Cranberry Way SE, Calgary, AB

Lower Floor (Below Grade) Exterior Area 410.85 sq ft
Interior Area 322.46 sq ft



PREPARED: 2024/06/20



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211 Cranberry Way SE, Calgary, AB

Basement (Below Grade) Exterior Area 521.53 sq ft
Interior Area 462.54 sq ft



PREPARED: 2024/06/20



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