



THE
A-TEAM

**RE/MAX
FIRST**

15 CRANFIELD Crescent, Calgary T3M 1A6

MLS® #: **A2177373**

Area: **Cranston**

Listing Date: **11/07/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,730**

Low Sqft:

Ttl Sqft: **1,730**

Lot Information

Lot Sz Ar: **4,176 sqft**

Lot Shape:

DOM

13

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,Few Trees,Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`0"	Dining Room	Main	13`0" x 9`11"
Foyer	Main	8`6" x 9`2"	Kitchen	Main	13`0" x 12`1"

Laundry Main 8'5" x 6'11"
4pc Bathroom Upper 8'1" x 4'11"
Bedroom Upper 13'8" x 9'6"
Bedroom - Primary Upper 13'0" x 14'2"
Bedroom Basement 8'6" x 11'4"
Storage Basement 10'4" x 9'0"
Living Room Main 14'0" x 14'0"

Office
4pc Ensuite bath
Bedroom
4pc Bathroom
Game Room
Furnace/Utility Room

Main 8'10" x 12'7"
Upper 12'9" x 10'10"
Upper 8'8" x 11'11"
Basement 4'11" x 8'8"
Basement 18'10" x 23'0"
Basement 11'7" x 14'2"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9912514**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 15 Cranfield Cres, in the heart of Cranston! Just off Stoney Trail on the north end of the community, this location is to die for. Easy access in and out of the neighbourhood to the major routes, as well as walking distance to the shopping plaza, place it in a great spot. The house itself is on a quiet crescent and sits on a mature lot with plenty of trees and privacy built into the landscaping. Inside, the flooring on the main and bathrooms has just been updated, and the dishwasher is brand new, too!!! The floor plan features a den or flex space on the main floor and an open plan at the back of the house, with the kitchen, nook, and living room, all overlooking that awesome west-facing backyard. Don't worry about the hot summer nights either, because this home has central A/C! The kitchen has been updated and features granite counters, with an updated backsplash and stainless appliances. The basement is fully developed with another bathroom, bedroom, large rec room, and a huge storage area as well. Upstairs, you'll find three bedrooms, including a primary retreat that features a four-piece ensuite with a soaker tub and separate shower. This is an extremely well-maintained home and is turnkey ready for its next family to call home. For more details and to see our 360 tour, click the links below.**

Inclusions: **Shed**
 Property Listed By: **eXp Realty**

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







