



THE
A-TEAM

**RE/MAX
FIRST**

207 CRANBERRY Way, Calgary T3M 1K1

MLS®#: **A2177818**

Area: **Cranston**

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

List Price: **\$539,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 21-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,087**
Low Sqft:
Ttl Sqft: **1,087**

Lot Information

Lot Sz Ar: **3,035 sqft**
Lot Shape:

DOM

44
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`8"
Living Room	Main	13`9" x 11`5"
Bedroom	Second	9`8" x 8`11"
Kitchen	Main	11`7" x 6`9"
Dining Room	Main	9`10" x 9`5"

Room	Level	Dimensions
Foyer	Main	7`0" x 11`7"
Bedroom	Second	9`0" x 12`7"
Bedroom - Primary	Second	11`0" x 12`10"
4pc Bathroom	Second	7`5" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **0413990**

Zoning: **R-G**

Remarks

Pub Rmks:

Welcome to your new home in the lively Cranston community of Calgary! This charming 2-story, detached house boasts just under 1100 sq. ft. of well-appointed living space, offering the perfect balance of comfort and potential. Upon entering, you'll find a warm and welcoming living room, ideal for relaxing or spending quality time with family and friends. The kitchen is both practical and well-equipped, perfect for everyday meals and entertaining. The main floor also includes a convenient half bath for guests. Upstairs, you'll discover three generously sized bedrooms, each filled with natural light, as well as a full family bathroom. The unfinished basement is a blank canvas with endless possibilities—whether you envision a home gym, extra living space, or a playroom, you can make it your own. Outside, the yard provides a great space for gardening or outdoor activities. One of the standout features of this property is the double detached garage, which is insulated, drywalled, and painted—offering not only vehicle protection but also the potential for a workshop or extra storage. Recent upgrades include a new roof and hot water tank, both replaced in 2021. The seller is also offering a few items for free—please refer to the private remarks for details.

Inclusions:

Property Listed By:

The owner is willing to include the work bench and all shelving and patio table and chairs, Lawn mower and grass trimmer, BBQ and propane tank, electric leaf blower
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





