



THE
A-TEAM

**RE/MAX
FIRST**

100 CRANBROOK Way, Calgary T3M 2C3

MLS®#: **A2179540**

Area: **Cranston**

Listing Date: **11/20/24**

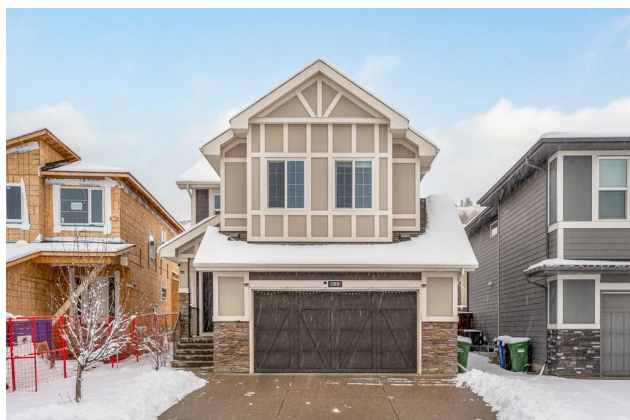
List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **5,618 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,420**
Low Sqft:
Ttl Sqft: **2,420**

DOM

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|-----------------|
| Living Room | Main | 13`11" x 14`11" |
| Dining Room | Main | 10`0" x 7`11" |
| 2pc Bathroom | Main | 4`11" x 4`11" |
| Bonus Room | Upper | 12`11" x 17`9" |
| 5pc Ensuite bath | Upper | 14`11" x 10`9" |
| Bedroom | Upper | 15`8" x 9`5" |

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Kitchen | Main | 11`3" x 12`0" |
| Den | Main | 17`10" x 13`9" |
| Mud Room | Main | 9`3" x 6`10" |
| Bedroom - Primary | Upper | 14`11" x 14`0" |
| Bedroom | Upper | 15`8" x 9`5" |
| 4pc Ensuite bath | Upper | 11`2" x 5`4" |

Laundry Upper 8`10" x 7`0" Walk-In Closet Upper 6`4" x 10`9"
Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G
Legal Desc: 1312402

Remarks

Pub Rmks: **Nestled in the coveted estate community of Riverstone, this stunning two-story home offers a harmonious blend of luxurious upgrades and serene surroundings. Imagine waking up every day to the tranquility of nature, with walking and biking trails winding along the Bow River, all while being moments from city conveniences. Step inside to find a meticulously maintained home with high-end hardwood floors throughout — no carpet other than the stairs! The sun-soaked main floor boasts oversized windows that flood the space with natural light, complementing the open-concept layout. The inviting living room centers around a gas fireplace with a chic modern tile surround, creating the perfect ambiance for cozy evenings. Adjacent is an open flex space with custom built-ins, ideal for a home office, library, or playroom. At the heart of this home is a ****chef's dream kitchen****, featuring quartz countertops, an expansive island, extended cabinetry with crown molding, a sleek new chimney hood fan, and premium stainless steel appliances. Prefer gas cooking? The gas line is ready for your future gas stove! The spacious dining room, seamlessly connected to the kitchen, offers direct access to a large back deck and lush yard, perfect for alfresco dining and outdoor entertaining. Upstairs, the charm continues with a gracefully upgraded spindle staircase leading to a versatile bonus room, perfect for family gatherings or a cozy retreat. The primary suite is your private oasis, offering a spa-inspired 5-piece ensuite with quartz counters, a deep soaking tub, and a standalone shower. Two additional spacious bedrooms and a built-in tech nook complete the upper level. This home's ideal location is a dream for outdoor enthusiasts and urban commuters alike, with easy access to the South Health Campus, Deerfoot, and Stoney Trail, as well as Seton's vibrant shopping and dining options. Don't miss this rare opportunity to live in a move-in-ready masterpiece in one of Calgary's most sought-after communities. Schedule your private viewing today and start your next chapter in this exceptional home!**

Inclusions: N/A
Property Listed By: Real Broker

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









