

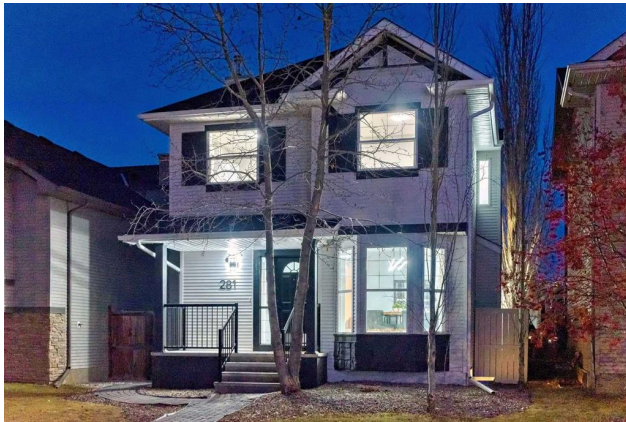


THE
A-TEAM

**RE/MAX
FIRST**

281 CRANBERRY Close, Calgary T3M 0B3

MLS®#: **A2179600** Area: **Cranston** Listing **11/17/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **1,422**
Lot Information Low Sqft:
 Lot Sz Ar: **3,153 sqft** Ttl Sqft: **1,422**
 Lot Shape:

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Central** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Double Vanity,Quartz Counters,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Living Room	Main	14`6" x 11`4"
Dining Room	Main	11`4" x 9`8"	Flex Space	Main	12`10" x 9`3"
Bedroom - Primary	Upper	12`8" x 11`2"	Bedroom	Upper	10`1" x 9`4"
Bedroom	Upper	11`2" x 8`1"	Game Room	Lower	29`11" x 19`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0613162

Zoning:
R-G

Remarks

Pub Rmks:

All refreshed and ready for you to move in before the holidays. As you step into the front foyer you will notice how bright and cheery this home is as the great room area is fully open to the roof height. Spacious flex room just off the front entrance, perfect for a dining area or office. Just across the hall is a 2 pc powder room. Steps down the hall to the open concept great room complete with new electric fireplace, kitchen with new white cabinetry and quartz counters and new stainless steel appliances. There is ample space for a kitchen table , plus eat up bar. A garden door takes you to your deck and fenced backyard and double garage. Upper level has 3 good sized bedrooms. Primary with walk in closet and 3 pc ensuite. The lower level is mostly finished with all the walls insulated, drywalled and painted. Laundry and mechanical room is separated from the main rec room area, and builders rough in is there for a future bathroom. Close to shopping, schools , south Calgary hospital plus easy access to the ring road, makes Cranston a great community to live in

Inclusions:
Property Listed By:

n/a
Real Estate Professionals Inc.

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



