



THE
A-TEAM

**RE/MAX
FIRST**

141 CRANSTON Way, Calgary T3M 1G1

MLS®#: **A2179964**

Area: **Cranston**

Listing Date: **11/21/24**

List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,918 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,603**
Low Sqft:
Ttl Sqft: **1,603**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped,Level,Other,Rectangular Lot**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Oven,Refrigerator,Washer**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`10" x 5`0"	Kitchen	Main	9`1" x 10`2"
Dining Room	Main	7`5" x 9`0"	Living Room	Main	17`6" x 13`11"
Pantry	Main	3`8" x 3`9"	Bonus Room	Second	18`0" x 13`0"
Bedroom - Primary	Second	12`9" x 12`6"	3pc Ensuite bath	Second	8`10" x 4`11"
Bedroom	Second	10`7" x 10`2"	3pc Bathroom	Second	8`4" x 5`0"
Bedroom	Second	9`6" x 10`2"	Laundry	Main	7`5" x 5`5"
2pc Bathroom	Main	6`11" x 2`7"	Game Room	Basement	14`0" x 11`6"

Bedroom
Furnace/Utility Room
Walk-In Closet

Basement
Basement
Second

9`11" x 11`2"
14`3" x 9`11"
5`10" x 4`2"

3pc Bathroom
Walk-In Closet

Basement
Second

11`6" x 4`3"
4`0" x 4`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0214180

Remarks

Pub Rmks:

Price Reduction!!! Stunning 2064 Sqft of RMS + Finished Area Upgraded Family Home in Cranston - A Rare Opportunity! Discover this beautifully upgraded single-family home in the highly sought-after community of Cranston—renowned for its top-rated schools, parks, pathways, and exceptional amenities. Key Features: Spacious Living: 2064 Sqft of RMS + Finished Area thoughtfully designed living space, perfect for families. 1603.5 Sqft RMS & 460.5 Sqft Finished Basement. 4 Bedrooms | 3.5 Bathrooms: 4th bedroom, full bathroom, and a large rec room for added functionality, located in the basement. Professional-grade Kitchen: Enjoy cooking and entertaining in a stylish kitchen equipped with brand-new appliances, including an induction cooktop and a smart refrigerator. Outdoor Oasis: Relax or entertain on the expansive deck in the large, fully fenced backyard featuring a large outdoor trampoline. Upper Room: The upper level boasts an expansive bonus room, 3 bedrooms, 2 full bathrooms, and skylights that flood the space with natural light. Modern Comforts: Central air conditioning for those hot summer days and an abundance of natural light throughout. Prime Location: Conveniently located near schools, hospital, YMCA, restaurants, shopping centers, and professional services. Explore scenic walking, biking paths and enjoy easy access to Deerfoot and Stoney Trail. Don't Miss Out! This rare gem combines comfort, functionality, and a prime location. Schedule your private showing today—call now to make this stunning property your home!

Inclusions:
Property Listed By:

N/A
Real Broker

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









