



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**429 CRANBROOK Gardens, Calgary T3M 3N6**

MLS®#: **A2180593**      Area: **Cranston**      Listing Date: **11/25/24**      List Price: **\$839,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,940 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,262**  
 Low Sqft:  
 Ttl Sqft: **2,262**

DOM

**26**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Cement Fiber Board,Composite Siding**  
 Heating: **High Efficiency,Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s),See Remarks**  
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`9" x 14`0"	Dining Room	Main	10`7" x 14`8"
Kitchen	Main	12`11" x 11`8"	Pantry	Main	5`1" x 6`1"
Mud Room	Main	6`6" x 7`5"	2pc Bathroom	Main	
Den	Main	10`11" x 8`0"	Entrance	Main	5`7" x 6`4"
Bedroom - Primary	Upper	12`4" x 16`3"	5pc Ensuite bath	Upper	
Laundry	Upper	5`5" x 9`8"	Bonus Room	Upper	10`8" x 13`2"

5pc Bathroom  
Bedroom

Upper  
Upper

8`11" x 12`11"

Flex Space  
Bedroom  
Legal/Tax/Financial

Upper  
Upper

5`0" x 6`0"  
8`8" x 11`9"

Title:  
**Fee Simple**  
Legal Desc:

2210343

Zoning:  
**R-G**

Remarks

Pub Rmks:

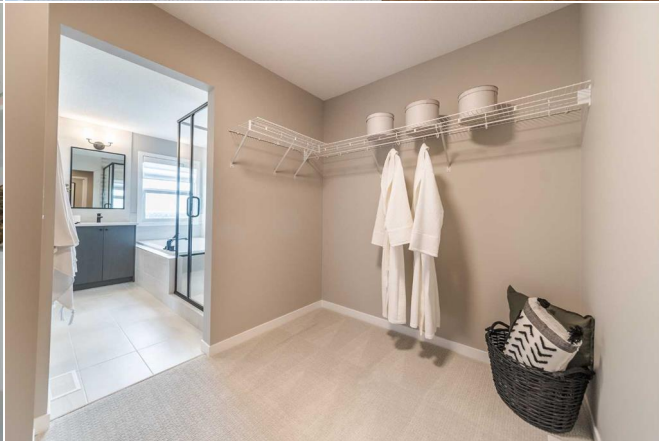
**READY FOR POSSESSION IN JANUARY! Welcome to this stunning Clairmont 24 model built by the one & only, Cedarglen Homes. With 2,262 square feet of beautifully designed space, this home features a functional layout & incredible finishes. Step inside and be greeted by 8' doors throughout the main floor, luxury vinyl plank flooring, 9' knockdown ceilings, and an abundance of natural light. The kitchen steals the show with an oversized island, upgraded quartz countertops, a walk-through pantry, and an appliance allowance of \$6954 to select your dream appliances at the builder's supplier. Adjacent to the kitchen, the great room is highlighted by an electric fireplace, while the rear deck offers the perfect space to enjoy your backyard. The main floor flex room provides versatility as a home office or playroom, and the mudroom features built-in coat hooks for added convenience. Upstairs, the central bonus room serves as the hub for relaxation, while the built-in desk area is perfect for work or study. The primary suite includes a 5-piece ensuite with a soaker tub, walk-in shower, & walk-in closet that connects to the upper laundry room for ultimate ease. Two additional bedrooms and a 4-piece compartment bathroom with double sinks complete the upper level. The undeveloped basement is ready for your personal touch, and the side entrance provides future suite potential (subject to approval and permitting by the city/municipality). Additional highlights include a double attached garage, quality craftsmanship and thoughtful design throughout. The possibilities of joyful memories for you and your family are limitless when a place like this is your home! Located just steps from the bow river pathways. You'll also have access to Cranston's Community Hall up the hill which has a splash park, skate park, hockey rink, tennis courts & so much more. Don't miss out on the opportunity to be part of this exceptional community - book your showing today! \*Please note: Photos are from the show home, and the interior finishes are different. Please refer to the last photo for specific interior selections for this home.\***

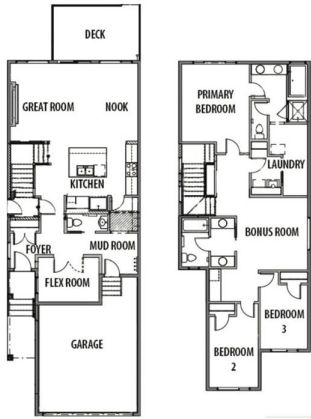
Inclusions:  
Property Listed By:

**\$6,954 Allowance to be used at the Builder's supplier.  
Royal LePage Benchmark**

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







- 1. Luxury Vinyl Plank Flooring
- 2. Carpet
- 3. Floor Tile
- 4. Cabinets
- 5. Kitchen & Bathroom Countertops
- 6. Laminate Desk Countertop
- 7. Kitchen Wall Tile
- 8. Bathroom Wall Tile
- 9. Door Hardware
- 10. Plumbing