



THE
A-TEAM

**RE/MAX
FIRST**

20 CRANRIDGE Crescent, Calgary T3M0J2

MLS®#: **A2180612** Area: **Cranston** Listing Date: **11/22/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **3,971 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,805**
 Low Sqft:
 Ttl Sqft: **1,805**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Electric Water Heater,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Chandelier,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`0" x 13`1"	Bedroom	Second	12`3" x 8`11"
Bedroom	Second	9`9" x 9`6"	Bedroom	Basement	12`0" x 10`9"
2pc Bathroom	Main	5`9" x 4`11"	4pc Bathroom	Second	8`3" x 4`11"
4pc Ensuite bath	Second	8`2" x 7`0"	3pc Bathroom	Basement	8`1" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0716326**

Remarks

Pub Rmks: **Welcome to your dream home at 20 Cranridge Crescent SE, situated in the beautiful community of Cranston. This stunning two-story home offers a perfect blend of modern elegance and functional living. As you enter, you are greeted by a spacious foyer leading to a bright open-concept living area. The gourmet kitchen features stainless steel appliances, quartz countertops, and a large island perfect for entertaining. The adjacent dining area flows seamlessly into the cozy family room, complete with a gas fireplace, ideal for family gatherings. There is a half bathroom on the main floor. Upstairs, you'll find the generous master suite, boasting a walk-in closet and a luxurious ensuite bathroom with a soaking tub, and a separate shower. Two additional bedrooms provide ample space for family or guests, along with another full bathroom and a convenient laundry room. The fully finished basement offers an additional bedroom and bathroom and extra living space, perfect for a home theater or play area, along with additional storage. Features Include: Double attached garage for convenience Beautifully landscaped backyard with a spacious deck for outdoor entertaining Close proximity to parks, schools, shopping, and public transportation Access to Cranston's community amenities, including pathways and recreational facilities Don't miss out on this exceptional opportunity to own a beautiful home in one of Calgary's most desirable neighborhoods!**

Inclusions: **None**
 Property Listed By: **TREC The Real Estate Company**

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











