



THE
A-TEAM

**RE/MAX
FIRST**

75 CRANLEIGH Heath, Calgary T3M0E6

MLS®#: **A2181419** Area: **Cranston** Listing Date: **12/03/24** List Price: **\$530,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar: **2,389 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,470**
 Low Sqft:
 Ttl Sqft: **1,470**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Ensuite bath	Second	
Kitchen	Main	39`4" x 34`5"
Bedroom	Second	32`3" x 38`3"
Bedroom - Primary	Second	52`3" x 52`6"

Room	Level	Dimensions
4pc Bathroom	Second	
Dining Room	Main	26`10" x 28`5"
Living Room	Main	49`6" x 47`10"
Bedroom	Second	36`1" x 37`6"
Laundry	Second	21`4" x 17`6"

Legal/Tax/Financial

Condo Fee:
\$457

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0612020**

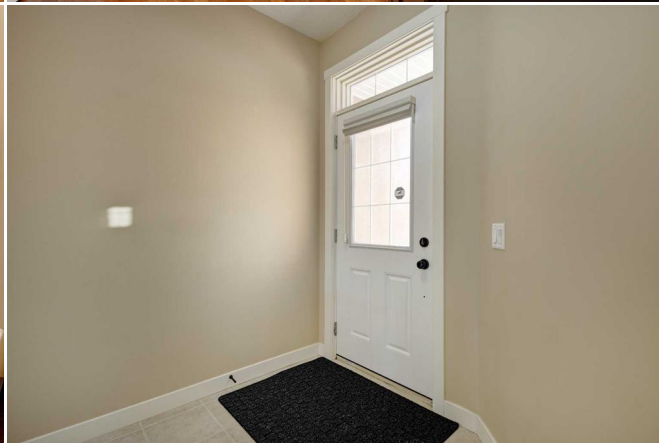
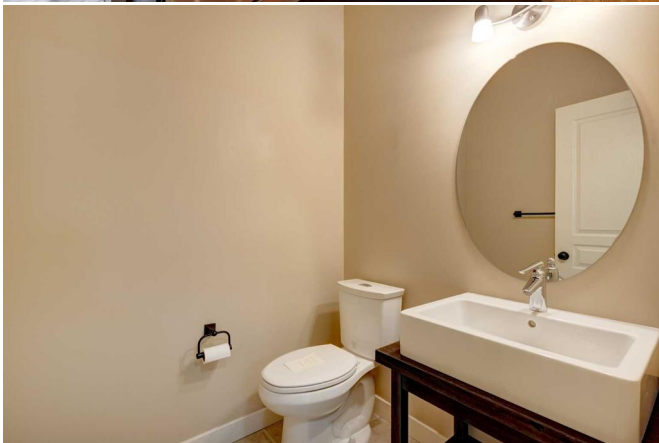
Remarks

Pub Rmks: **Imagine starting 2025 in your new home! Welcome to this 3-bedroom townhome located in the desirable community of Cranston. This stunning residence boasts elegant hardwood floors and soaring 9-foot ceilings, creating a spacious and airy atmosphere throughout. The heart of the home is undoubtedly the modern kitchen, featuring a stylish island, stainless steel appliances, beautiful maple cabinets, perfect for both everyday living and entertaining. Lots of space for dining table, with sliding doors that open onto a private patio. Cozy up in the inviting living area, which is enhanced by a charming gas fireplace. The main level also includes convenient access to the drywalled, double attached garage, ensuring ease and comfort in your daily routine. The second floor is designed for convenience, offering a laundry area and a luxurious primary suite complete with a generous walk-in closet and a private ensuite bathroom. Two additional bedrooms provide ample space for family or guests, and additional 4 piece bathroom. Enjoy the outdoor living experience with a private backyard and patio, ideal for relaxation or gatherings. This is a well managed complex in a prime location close to shopping and major thoroughfares, this townhome not only offers a lifestyle of comfort and convenience but also the potential for customization with its unfinished basement. Don't miss the opportunity to make this beautiful property your new home!**

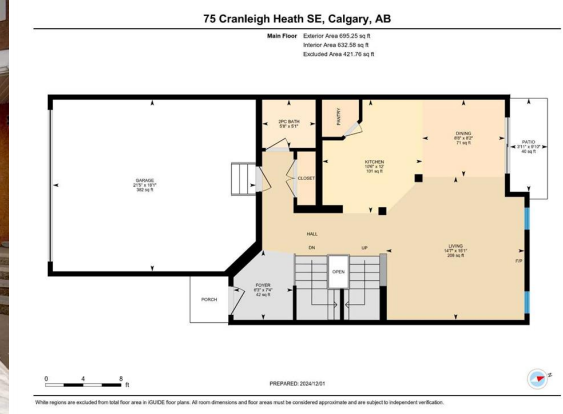
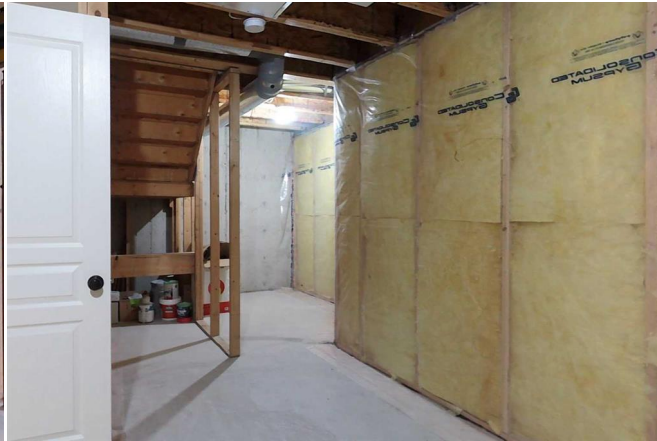
Inclusions: **none**
Property Listed By: **RE/MAX First**

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









75 Cranleigh Heath SE, Calgary, AB

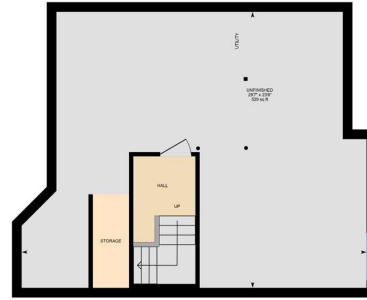
2nd Floor Exterior Area 905.15 sq ft
Interior Area 837.40 sq ft
Excluded Area 7.94 sq ft



0 3 6 ft PREPARED: 2024-12-01
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

75 Cranleigh Heath SE, Calgary, AB

Basement (Below Grade) Exterior Area 710.77 sq ft
Interior Area 625.76 sq ft



0 3 6 ft PREPARED: 2024-12-01
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