



THE
A-TEAM

**RE/MAX
FIRST**

195 CRANBERRY Close, Calgary T3M 0B5

MLS®#: **A2181563**

Area: **Cranston**

Listing Date: **11/29/24**

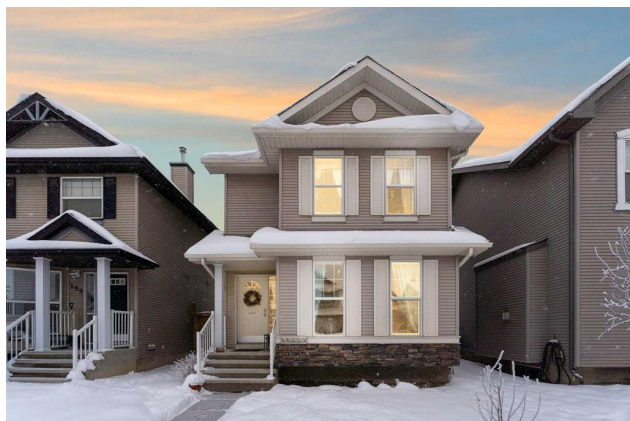
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,100 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,497**
Low Sqft:
Ttl Sqft: **1,497**

DOM

64
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,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`4"
Kitchen	Main	15`3" x 9`4"
Office	Main	12`9" x 9`7"
4pc Ensuite bath	Upper	7`10" x 5`2"
Bedroom	Upper	9`10" x 10`1"

Room	Level	Dimensions
Dining Room	Main	17`3" x 10`3"
Living Room	Main	13`0" x 14`3"
4pc Bathroom	Upper	9`10" x 5`0"
Bedroom	Upper	9`1" x 11`9"
Bedroom - Primary	Upper	15`4" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0613162

Remarks

Pub Rmks:

Welcome to this charming 3-bedroom, 2.5-bathroom home in the highly sought-after community of Cranston. Located on a quiet cul-de-sac with a playground and schools just around the corner, this property offers the perfect blend of comfort, convenience, and family-friendly living. As you enter, you'll be greeted by a bright and inviting front flex room, ideal for your office. The kitchen features a spacious island with breakfast bar, a pantry, a mix of black and stainless steel appliances, and a cozy eating nook—perfect for casual dining or meal prep. From here, step through the back door to a spacious backyard with a large deck, perfect for outdoor entertaining or unwinding after a busy day. The backyard also offers access to a double detached garage, providing ample storage and parking. On the main floor, you'll also find a convenient 2-piece bath, adding functionality to the space. Upstairs, 3 generously sized bedrooms each offer plenty of closet space, while two separate 4-piece bathrooms provide family-friendly convenience. (Primary bedroom has Ensuite and the two bedrooms share Jack & Jill bath - a super and unusual lay out!) A laundry room on this level ensures ease of daily living. The unfinished basement is a blank canvas with endless possibilities, featuring a great layout that could accommodate a 4th bedroom, an open recreation room, or any space you envision—whether it's a home office, gym, or media room. Located in the well-established and family-oriented Cranston community, you'll have easy access to schools, shopping, parks, and recreational pathways, all within walking distance. Commuting is a breeze with quick access to Deerfoot and Stoney Trails. This move-in-ready home presents a fantastic opportunity to settle in a vibrant, thriving neighborhood. Don't miss your chance to make this home your own!

Inclusions:
Property Listed By:

None
eXp Realty

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

