



THE
A-TEAM

**RE/MAX
FIRST**

62 CRANBERRY Close, Calgary T3M 0B4

MLS® #: **A2183618**

Area: **Cranston**

Listing Date: **12/16/24**

List Price: **\$529,900**

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: **3,056 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

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Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`10" x 11`11"
Dining Room	Main	10`4" x 7`2"
Bedroom	Upper	10`0" x 8`8"
4pc Bathroom	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`11" x 8`2"
Bedroom - Primary	Upper	11`10" x 10`7"
Bedroom	Upper	9`11" x 8`6"
2pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0613162

Zoning:
R-G

Remarks

Pub Rmks:

This detached family residence is located on a peaceful street and includes a spacious double detached garage, providing both convenience and ample storage. It is conveniently situated near Christ the King Catholic School and Dr. George Stanley CBE School, making it a perfect choice for families. The main floor features an open-concept design that encompasses a living room, dining area, a kitchen with an island, and a half bath. On the upper level, the home offers a large master bedroom with a walk-in closet, two additional bedrooms, and a family bathroom. The backyard is a good size granting access to the double detached garage and a deck with gas line BBQ for outdoor relaxation. This property is part of the sought-after Cranston community, which offers easy access to major routes such as Stoney Trail and Deerfoot Trail, as well as nearby amenities including a large south hospital, cinema, and various shopping and dining establishments.

Inclusions:
Property Listed By:

none
CIR Realty

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





