

160 CRANBROOK Gardens, Calgary T3M 3K6

MLS®#: **A2184259** Area: **Cranston** Listing **01/10/25** List Price: **\$898,000**
 Status: **Active** County: **Calgary** Change: **-\$32k, 21-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,167 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,167**
 Low Sqft:
 Ttl Sqft: **2,167**

DOM

11
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Conservation,No Neighbours Behind,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Barbecue**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`11" x 12`0"	Kitchen	Main	13`3" x 14`7"
Dining Room	Main	9`2" x 10`9"	2pc Bathroom	Main	5`5" x 5`11"
Foyer	Third	9`1" x 7`7"	4pc Bathroom	Third	8`0" x 4`11"
5pc Ensuite bath	Third	8`11" x 13`11"	Bedroom - Primary	Third	14`6" x 17`2"
Bedroom	Third	9`0" x 13`0"	Bedroom	Third	10`9" x 12`1"
Laundry	Third	5`9" x 9`7"	Family Room	Second	18`6" x 15`4"
Storage	Second	5`3" x 5`6"	Storage	Second	4`0" x 5`6"

**4pc Bathroom
Game Room**

**Basement
Basement**

**4`11" x 8`2"
16`8" x 21`4"**

**Bedroom
Storage**
Legal/Tax/Financial

**Basement
Basement**

**9`1" x 9`11"
17`2" x 5`6"**

Title:
Fee Simple
Legal Desc:

2110047

Zoning:
R-G

Remarks

Pub Rmks: **This beautiful home in the desirable Cranston community offers an ideal blend of luxury and practicality. With 4 spacious bedrooms, 3.5 bathrooms, and a dedicated office, it provides ample room for both work and relaxation. Enjoy BREATHTAKING POND views from the comfort of your home, including the main floor with a chef-inspired kitchen, cozy living area, and large balcony. The upper level features a bonus TV room and convenient laundry room, while The FULLY FINISHED WALKOUT BASEMENT is perfect for entertaining with a sleek wet bar, additional bedroom, office space, and private patio overlooking the pond. A private fenced backyard, DOUBLE ATTACHED GARAGE, A/C, and WATER SOFTNER enhance the home's appeal. Located near PARKS, TOP-RATED SCHOOLS, and essential amenities, this home offers a lifestyle of convenience and luxury. Don't miss the chance to experience it—contact us today to schedule your private showing.**

Inclusions:
Property Listed By: **N/A
PREP Realty**

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









