



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 CRANBERRY Close, Calgary T3M 0B5**

MLS® #: **A2184894**

Area: **Cranston**

Listing Date: **01/01/25**

List Price: **\$535,000**

Status: **Pending**

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: **3,078 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **868**  
Low Sqft:  
Ttl Sqft: **868**

DOM

**52**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Rectangular Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 10`8"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`7" x 1`2"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`6" x 4`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`2" x 14`5"</b>
<b>Family Room</b>	<b>Lower</b>	<b>17`9" x 16`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`8" x 18`0"</b>

4pc Bathroom

Basement

4`11" x 7`4"

Bedroom  
Legal/Tax/Financial

Basement

9`10" x 12`10"

Title:  
**Fee Simple**  
Legal Desc:

**0613162**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE SUNDAY JANUARY 5 2024 1 PM TO 3 PM\*\* Welcome to Cranston, an established sought-after community in Calgary's Southeast quadrant where pride of home ownership is evident in this family oriented community. One lucky family will have an opportunity to call this spacious, 3 bedroom, 2 bathroom move in ready residence their forever home. As you drive up to this family residence, you will immediately notice the elegant curb appeal. Walk through the front doors and be in awe of the open concept design, and upgraded finishes of this remarkable home. The focal point of this home is the large family room, a perfect space for entertaining family and friends. The phenomenal open concept main floor is designed for entertaining. The grand living room is perfect for entertaining and formal get togethers. The kitchen features a raised eating bar, and an abundance of cabinetry ensures there's a place for everything. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the spacious fully fenced backyard off the eating area, perfect for kids to enjoy the outdoor space while keeping an eye on them. Head upstairs to the large master bedroom which features plenty of space for king size bed and his and hers closet with built-in shelving. An additional well sized bedroom, and the main bath round out the top floor. Head downstairs to the third level where you can enjoy family movie and game nights in the spacious bonus room and the perfect bright and spacious work from home office space. Let's not forget the fully developed basement with an additional bedroom, 4 piece bath, laundry room and storage space. If you're looking for a truly special home with a boutique feeling for your family or to add to your investment portfolio, this is the one. Homes of this caliber don't come to market often. This lovely home is in an incredible, conveniently located location just a short drive into the community which offers an abundance of green space, schools, shopping, 5 minutes to Seton Gateway, the largest YMCA and minutes to the state of the art South Health Campus Hospital. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Call your favorite agent right away and book your showing as this home is truly one to be desired.**

Inclusions:  
Property Listed By:

**N/A**  
**Power Properties**

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







