



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 CRANBROOK Circle, Calgary T3M 2L9**

MLS®#: **A2185139**

Area: **Cranston**

Listing Date: **01/03/25**

List Price: **\$1,129,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **5,683 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Attached,Off Street**

DOM

**12**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Disposal,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**  
Int Feat: **Built-in Features,Central Vacuum,Crown Molding,Natural Woodwork,Pantry,Quartz Counters,Stone Counters,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 16`6"	Dining Room	Main	9`0" x 14`5"
Kitchen	Main	13`1" x 13`7"	Bedroom - Primary	Main	12`0" x 15`0"
Office	Main	9`0" x 10`0"	2pc Bathroom	Main	4`11" x 4`10"
Walk-In Closet	Main	10`0" x 7`2"	Mud Room	Main	15`5" x 4`0"
4pc Bathroom	Main	6`1" x 16`1"	Game Room	Basement	27`9" x 20`11"
Kitchenette	Basement	7`9" x 9`4"	Bedroom	Basement	10`0" x 12`2"
Bedroom	Basement	10`0" x 13`4"	Furnace/Utility Room	Basement	13`0" x 11`9"
4pc Bathroom	Basement	8`5" x 6`8"			

Title: **Fee Simple**  
 Legal Desc: **1313127**

Zoning: **R-G**

Remarks

Pub Rmks: **\*\* OPEN HOUSE SAT JAN 11TH 1-4PM & SUN JAN 12TH 1-4PM \*\*Introducing your dream home in the prestigious community of Cranston Riverstone! Nestled on a prime corner lot just steps from the serene Riverwalk and Bow River, this luxurious, upgraded bungalow offers over 2712 square feet of meticulously crafted, air-conditioned living space. Every detail has been thoughtfully curated, from the 9' ceilings to the extensive millwork, upgraded hardwood floors, and stunning stone feature walls throughout. Originally a former showhome, this property showcases unparalleled elegance. The professionally landscaped yard creates a striking first impression, while the chic foyer welcomes you with style. A dedicated home office offers the perfect workspace, and the high-end chef's kitchen is a culinary masterpiece, boasting built-in premium appliances, a gas cooktop, and custom cabinetry that seamlessly blends beauty and function. The open-concept dining area invites natural light and flows effortlessly into the private backyard oasis—ideal for entertaining or unwinding. In the living room, sophisticated design takes center stage with a custom-paneled accent wall and a cozy gas fireplace. The primary suite is a true retreat, complete with a dramatic stone feature wall, a spacious walk-in closet, and a spa-inspired ensuite. The fully developed lower level elevates entertainment with a theatre area, family room, wet bar, and space for a home gym. Adding to the comfort, the basement features a fireplace with a blower, which effectively heats the area, creating a warm and inviting atmosphere. Additional features include a finished oversized garage, smart home technology, and motion-sensor lighting for ultimate convenience. This property embodies elegance, sophistication, and the best of Cranston Riverstone living. Don't miss your chance to call this remarkable home your own!**

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

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









