



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 CRANLEIGH Bay, Calgary T3M 1H5**

MLS®#: **A2185947** Area: **Cranston** Listing **01/08/25** List Price: **\$799,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2004** Abv Sqft: **2,392**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,951 sqft** Ttl Sqft: **2,392**  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Storage**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 14`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`5" x 6`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`2" x 6`0"</b>
<b>Other</b>	<b>Main</b>	<b>20`3" x 14`4"</b>
<b>Office</b>	<b>Main</b>	<b>15`2" x 9`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 9`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 11`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>27`1" x 12`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`8" x 15`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`1" x 5`5"</b>
<b>Other</b>	<b>Main</b>	<b>5`11" x 4`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`2" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 9`0"</b>

Bedroom  
3pc Bathroom  
5pc Ensuite bath

Basement  
Basement  
Upper

14`9" x 9`11"  
8`10" x 5`8"  
12`8" x 9`3"

2pc Bathroom  
4pc Bathroom

Main  
Upper

7`4" x 3`1"  
8`4" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0313118**

Remarks

Pub Rmks:

**Welcome to this stunning home in the highly sought-after community of Cranston. With over 3,300 sq ft of beautifully designed living space, this spacious 4-bedroom, 3.5-bathroom residence offers both style and functionality. Situated on a peaceful, tree-lined street near the ridge, this home backs onto lush green space and a playground, making it the perfect setting for families. The home's curb appeal is exceptional, featuring durable stucco, brick accents surrounding the double-attached garage, expansive windows, and a new roof (2023). As you step inside, you'll be welcomed by an impressive, open-to-above foyer that flows seamlessly into a versatile front flex room—ideal for a home office, formal dining room, or guest space. Recent updates include stunning luxury vinyl plank flooring throughout and an abundance of natural light pouring in from the West-facing windows. The heart of the home is the fully renovated kitchen, complete with a spacious central island with ample storage, sleek quartz countertops, modern appliances, and a corner pantry for all your culinary needs. The open-concept design effortlessly connects the kitchen to a generously sized dining area, perfect for hosting large family gatherings. Step outside to your private backyard oasis featuring a large deck with a pergola, offering the ideal spot to relax or entertain. The main floor also features a cozy living room with a gas fireplace, a convenient 2-piece bathroom, and a mudroom with additional storage and easy access to the garage. Upstairs, the primary bedroom is a tranquil retreat, with an expansive 5-piece ensuite that includes a deep soaker tub, oversized shower, dual sinks, a w/c, and a walk-in closet. The spacious bonus room is an ideal space for family movie nights or casual gatherings. The upper level also includes a well-appointed laundry room, two additional generously sized bedrooms, and a 4-piece bathroom. The fully finished lower level offers even more living space with a large recreation room, a fourth bedroom with a walk-in closet, a 3-piece bathroom and additional storage. Recent upgrades to the home include two furnaces, two A/C units, a new dryer, water softener, and hot water tank—ensuring comfort and peace of mind. Located in a family-friendly neighbourhood, this home is just minutes away from schools, parks, playgrounds, shopping and provides easy access to major roadways. Don't miss the opportunity to make this exceptional property your own—book your private showing today!**

Inclusions:  
Property Listed By:

**Electric fireplace in the basement, pergola and awning on the rear deck.  
Real Estate Professionals Inc.**

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













