



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**79 CRANBROOK Way, Calgary T3M 2C3**

MLS®#: **A2186785**

Area: **Cranston**

Listing Date: **01/10/25**

List Price: **\$1,354,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,573**

Low Sqft:

Ttl Sqft: **1,573**

Lot Information

Lot Sz Ar: **5,220 sqft**

Lot Shape:

DOM

**43**

Layout

Beds: **4 (1 3 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Fruit Trees/Shrub(s),Low Maintenance Landscape,Underground Sprinklers  
Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**  
Int Feat: **Bar,Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`1" x 9`1"</b>
<b>Office</b>	<b>Main</b>	<b>11`10" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`7" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`4" x 14`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 10`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>20`0" x 14`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 10`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 15`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1312402**

Zoning:  
**R-1s**

Remarks

Pub Rmks: **Rarely offered! A walkout bungalow, backing to a greenspace and creek, close to the river in Riverstone! Top quality throughout with numerous upgrades. Features include rich walnut floors, granite counters, breakfast bar kitchen island, gas cooktop, vaulted ceilings, main floor laundry, main floor office, double vanity in the luxurious ensuite, large lower family room with built-in bar and a stone fireplace and 3 bedrooms in the lower level. The patio and rear yard offer a beautiful, private retreat. The panel is 200 amps to allow for an EV plug. Also includes central air and a hot tub! This one checks all the boxes!**

Inclusions: **TV on wall in family room, stereo system and speakers in family room, 2 bar fridges in family room, 2 TV's attached to lower bedroom walls, Kinetico under sink filter, hot tub, shelving in storage room, shelving in garage, mirror in powder room, lower patio set.**

Property Listed By: **RE/MAX Realty Professionals**

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











