



THE
A-TEAM

**RE/MAX
FIRST**

212 CRANARCH Circle, Calgary T3M 0S4

MLS®#: **A2188149**

Area: **Cranston**

Listing Date: **01/16/25**

List Price: **\$1,299,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

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

Access:

Lot Feat: **Level**
Park Feat: **Double Garage Attached**

DOM

6
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stucco**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bar**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	43`4" x 33`9"
Bonus Room	Second	48`7" x 39`9"
Bedroom	Second	46`11" x 43`0"
Bedroom	Second	39`4" x 35`9"
Bedroom	Lower	40`0" x 34`5"
2pc Bathroom	Main	19`8" x 13`6"
5pc Ensuite bath	Second	33`2" x 31`6"

Room	Level	Dimensions
Office	Main	33`2" x 33`9"
Bedroom - Primary	Second	57`5" x 43`0"
Bedroom	Second	36`5" x 35`9"
Bedroom	Lower	36`5" x 34`1"
Mud Room	Main	38`1" x 22`0"
4pc Bathroom	Second	33`2" x 21`0"
4pc Bathroom	Basement	26`3" x 22`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0815022

Remarks

Pub Rmks: **This massive custom Baywest 2 story home features over 4500 sq feet of luxury finishings, Fully developed walkout home is situated on a quiet street tucked away from it all. Fresh paint job and carpet,9 foot ceilings on the main, soaring 8 foot solid core doors, espresso stained hardwood flooring, main floor office, dining room, HUGE kitchen with upgraded cabinets, dovetail drawers,SS appliances, Premium Granite counters throughout, butlers pantry, main floor laundry room, large mud room to garage. 4 bedrooms up all large, Master en suite features full 10mm glass shower and separate soaker tub, Custom woodwork in master closet. In-ceiling speakers throughout, Basement features large custom bar, huge media room, 2 more bedrooms (YES- 6 bedrooms total) In-floor heating, upgraded high velocity furnaces, Over sized double car garage, Fully landscaped yard with expansive concrete work, Close to all amenities, schools parks and ridge. Book your private showing today!!**

Inclusions: **none**
Property Listed By: **CIR Realty**

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











