



THE
A-TEAM

**RE/MAX
FIRST**

195 CRANBERRY Green, Calgary T3M1L3

MLS® #: **A2191244**

Area: **Cranston**

Listing Date: **02/02/25**

List Price: **\$529,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,342

Year Built:

2007

Low Sqft:

Ttl Sqft:

1,342

Lot Information

Lot Sz Ar:

2,389 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Level,Rectangular Lot

Single Garage Attached

DOM

20

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	54`2" x 39`4"
Dining Room	Main	34`2" x 25`2"
Bedroom - Primary	Second	39`4" x 38`7"
Bedroom	Second	38`7" x 33`1"
2pc Bathroom	Main	22`5" x 8`6"

Room	Level	Dimensions
Kitchen	Main	33`4" x 31`2"
Walk-In Closet	Main	16`2" x 16`2"
Bedroom	Second	33`1" x 32`10"
4pc Ensuite bath	Second	28`9" x 16`2"
4pc Bathroom	Second	28`9" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610514

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to this beautiful and well priced Semi-Detached Duplex Home is in excellent condition with "NO CONDO FEES" attached to the single garage. Repainted and newer carpet installed in 2023. It offers 1342 square ft. developed living area, situated in a great and convenient location in Cranston. On the main floor, it boasts a well-appointed kitchen with black appliances including an Stainless Steel Refrigerator. The living room offers the comfort of a warm ambiance, adjoined by the kitchen in this open-floor concept and an island with a large dining room, and a pantry. It has a north-facing backyard with a huge deck (14'.3" X 18' 3") through the siding patio door/deck off the living room. The large master bedroom accompanies a full spacious 4-pce ensuite and a walk-in closet, and the two large bedrooms with a jack and jill bathroom. This well-managed home is close to all schools, shopping centres, bus & etc.. Near the end of a culdesac and across Cranston Drive from a playground as well, this is a perfect home for first time buyers. Please come and show this first! seeing is believing!

Inclusions:
Property Listed By:

NONE
CIR Realty

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





