



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 CRANBROOK Green, Calgary T3M 2X2**

MLS®#: **A2201253**

Area: **Cranston**

Listing Date: **03/13/25**

List Price: **\$689,990**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,272 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,616**

Low Sqft:

Ttl Sqft: **1,616**

DOM

**37**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Lawn,Private,Rectangular Lot,Zero Lot Line  
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1712337**

Zoning:

**R-G**

Remarks

Pub Rmks:

**IMMACULATE HOME - PRIDE OF OWNERSHIP - OVER \$40,000 IN UPGRADES - AIR CONDITIONING This stunning 3-bedroom, 2.5-bathroom home offers over 1,600 SQFT**

of living space above grade and is brimming with modern updates. The main level features luxurious hardwood plank flooring, sleek granite countertops, high-end stainless steel appliances, and a spacious breakfast bar. Step outside to a large East-facing deck and enjoy a generous yard, perfect for summer relaxation and entertaining. Upstairs, you'll find a versatile bonus room, three bedrooms, and two full bathrooms, including a master suite with a full ensuite bathroom and a walk-in closet. The unfinished basement presents endless possibilities with rough-in bathroom plumbing already in place for your future development. Both TVs and fireplaces are included with the home! Ideally located just steps from the park, shopping, and schools—this home offers both comfort and convenience. Call for more information!!

Inclusions:

2 x TV's, 2 x Fireplaces

Property Listed By:

RE/MAX Real Estate (Central)

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

















