



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 CRANRIDGE Crescent, Calgary T3M0J2**

MLS® #: **A2204400**      Area: **Cranston**      Listing Date: **03/27/25**      List Price: **\$805,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **4,251 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,055**  
 Low Sqft:  
 Ttl Sqft: **2,055**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

**Back Lane,Back Yard,City Lot**  
**Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Cement Fiber Board**  
 Flooring: **Carpet,Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Chandelier,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**  
 Utilities:

Room Information

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

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **0716326**

Remarks

Pub Rmks: **Welcome to 36 Cranridge Crescent SE in the Prestigious Cranston Area! This stunning 3-bedroom, 2.5-bathroom home boasts an open-concept design with high-end**

finishes throughout. The home features new triple-pane windows for enhanced energy efficiency and comfort, as well as upgraded interior and exterior finishes. The exterior is complemented by durable Hardie board siding and a new roof with warranty, offering peace of mind against the elements. Enjoy year-round comfort with a newly installed A/C system, and take full advantage of the Large heated garage! ensuring a clean, organized space. This home has been meticulously maintained, with a functional layout ideal for both relaxation and entertaining. The spacious, bright rooms are filled with natural light, enhancing the home's inviting atmosphere. Enough space for the entire family! Step outside to the finished back yard with a composite deck and ready for a Hot tub!, Perfect for enjoying warm evenings or hosting guests. This home is ready for you to move in and make it your own! Located in the highly desirable Cranston area, this home is truly a must-see. Don't miss out on this opportunity to own a beautifully upgraded property in one of Calgary's most sought-after neighborhoods! Contact a REALTOR® to view!

Inclusions:  
Property Listed By: n/a  
RE/MAX Real Estate (Central)

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

















