



GRASSROOTS
REALTY GROUP

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**123 Cranbrook Circle SE
Calgary, Alberta**

MLS # A2141987



\$1,660,000

| | | | |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,159 sq.ft. | Age: | 2016 (8 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, No | | |

| | | | |
|--------------------|------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-1s |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar | | |

Inclusions: as-is. See Remarks.

Court Ordered Sale. Property is being offered AS-IS and all offers must be on the offer template provided by the courts and include a signed schedule A in order to be considered. As of June 19 2024 access to the property has not been granted by the occupants and viewings of the interior are not possible.