



THE
A-TEAM

**RE/MAX
FIRST**

64 CRANBROOK Drive, Calgary T3M 1Z3

MLS®#: **A2124275**

Area: **Cranston**

Listing Date: **04/19/24**

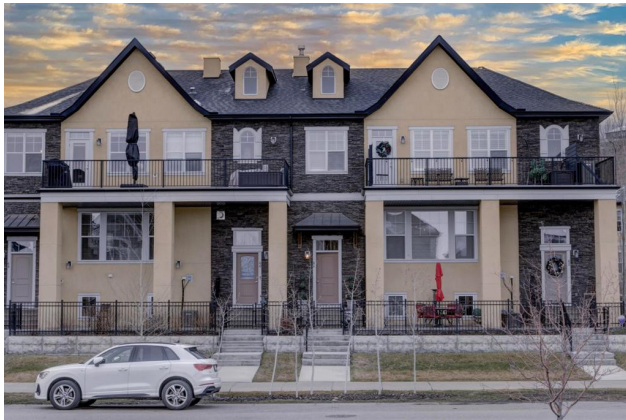
List Price: **\$585,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2016

Lot Information

Finished Floor Area

Abv Sqft:

1,431

Low Sqft:

Ttl Sqft:

1,431

Lot Sz Ar:

Lot Shape:

DOM

30

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Front Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Window Coverings

Int Feat:

High Ceilings,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`10"
Bedroom	Main	10`11" x 10`7"
Dining Room	Main	7`2" x 14`6"
Laundry	Main	8`0" x 6`5"
Bedroom - Primary	Main	16`0" x 13`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`4" x 8`2"
Bedroom	Main	11`6" x 9`6"
Kitchen	Main	12`5" x 9`0"
Living Room	Main	15`11" x 14`6"
Game Room	Basement	11`5" x 13`8"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$437		Fee Simple		M-G d39
		Fee Freq:		
		Monthly		
Legal Desc:	1611808			
		Remarks		
Pub Rmks:	Experience effortless luxury in this stunning bungalow-style townhome with attached double garage in the sought after community of Riverstone in Cranston. Step inside to discover the open concept layout with 9' ceilings, creating a spacious and inviting atmosphere. The beautiful bright kitchen features modern white cabinets, stainless steel appliances, quartz countertops, and a large island perfect for hosting gatherings. Entertain in style in the spacious eating area and unwind in the cozy family room enhanced by a charming fireplace. The primary suite offers a retreat with a walk-in closet and a spa-like ensuite featuring double sinks, quartz countertops, and heated tile flooring! Two additional bedrooms, a full 4 piece bathroom, and main floor laundry enhance the convenience of this home. The finished lower level provides extra living space or a versatile area for a home office or exercise area. This home also features beautiful hardwood flooring and air conditioning. Enjoy maintenance free living in this immaculately maintained townhome in a highly desirable location surrounded by nature and the stunning Bow River. Don't miss out on the opportunity to make this your new sanctuary!			
Inclusions:	N/A			
Property Listed By:	RE/MAX Landan Real Estate			

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

