



THE
A-TEAM

**RE/MAX
FIRST**

50 CRANBROOK Gardens, Calgary T3M 3N9

MLS®#: **A2151450**

Area: **Cranston**

Listing Date: **07/26/24**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,801**

Low Sqft:

Ttl Sqft: **1,801**

Lot Information

Lot Sz Ar: **1,646 sqft**

Lot Shape:

DOM

52

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Creek/River/Stream/Pond,Landscaped,Many Trees**
Park Feat: **Additional Parking,Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Private Entrance**

Construction: **Cement Fiber Board,Composite Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`11" x 13`11"	Game Room	Main	11`3" x 9`11"
2pc Bathroom	Second	5`4" x 4`11"	Den	Second	7`9" x 6`1"
Dining Room	Second	11`9" x 10`8"	Kitchen	Second	11`8" x 12`4"
Laundry	Third	16`8" x 15`4"	4pc Bathroom	Third	8`2" x 4`11"
4pc Ensuite bath	Third	8`0" x 7`10"	Bedroom	Third	9`2" x 10`2"
Bedroom	Third	8`2" x 12`7"	Laundry	Third	7`7" x 5`7"

Bedroom - Primary

Third

12`0" x 16`3"

Walk-In Closet
Legal/Tax/Financial

Third

3`8" x 15`3"

Condo Fee:
\$247

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2210988**

Remarks

Pub Rmks:

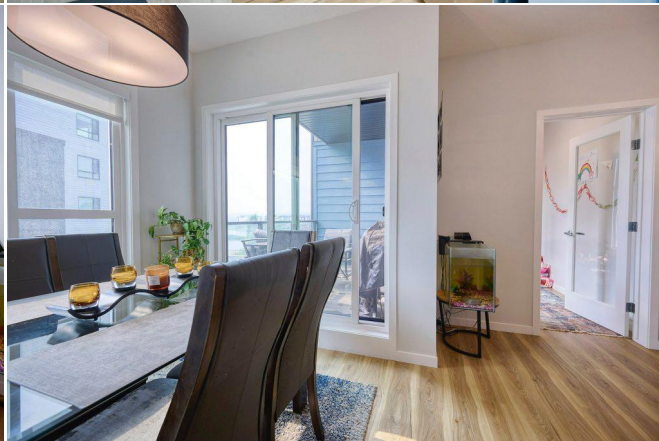
WELCOME TO A WONDERFUL TOWNHOUSE WITH A VIEW ON A MAGNIFICENT POND. BUILT BY CEDERGLLEN. OVERSIZE DOUBLE ATTACHED GARAGE. VISITOR PARKING STALLS AVAILABLE. THE FIRST LEVEL FEATURES A FLEX AREA/RECREATIONAL ROOM. THE MAIN LEVEL FEATURES OVERSIZE WINDOWS OFFERING PLENTY OF NATURAL LIGHT. LUXURY PLANK VINYL FLOORING. THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES, LOVELY CABINERY, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSLASH, AND QUARTZ COUNTER TOPS AND ISLAND. LARGE DINING ROOM. PRIVATE DEN. LOVELY POWDER ROOM ON MAIN LEVEL. EXPANSIVE GLASS RAILED BALCONY WITH MAGNIFICENT POND VIEWS. THE PRIMARY BEDROOM FEATURES MOUNTAIN VIEWS, A HUGE WALK-IN CLOSET, AND WEST EXPOSURE. THE ENSUITE FEATURES 2 SINKS, QUARTZ COUNTER TOPS, AND AN OVERSIZE SHOWER. 2 ADDITIONAL LARGE BEDROOMS, AND A FULL BATHROOM. THE LAUNDRY IS LOCATED ON THE UPPER LEVEL. ADDITIONAL UPGRADES INCLUDE HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED INTERNET READY. ELECTRIC PANEL IN GARAGE FOR A FUTURE ELECTRIC VEHICLE CHARGER. FULLY LANDSCAPED COMPLEX IS PET FRIENDLY, UPON BOARD APPROVAL. EXTENDED PATHWAYS, LEAD TO THE COURTYARD AND A WONDERFUL POND. CLOSE TO RIVER PATHWAYS THAT WIND AROUND FISH CREEK PARK. CLOSE TO SHOPPING, SCHOOLS, PARKS, AND AMENITIES. EASY ACCESS TO DEERFOOT AND STONEY TRAILS.

Inclusions:
Property Listed By:

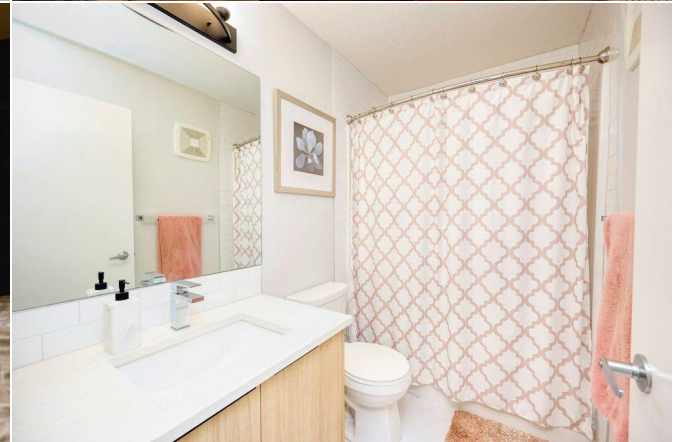
N/A
RE/MAX Real Estate (Central)

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









50 Cranbrook Gardens SE, Calgary, AB

1st Floor
 Exterior Area 252.16 sq ft
 Interior Area 225.28 sq ft
 Excluded Area 515.12 sq ft



PREPARED: 2024/07/26

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

50 Cranbrook Gardens SE, Calgary, AB

2nd Floor
 Exterior Area 162.01 sq ft
 Interior Area 478.26 sq ft



PREPARED: 2024/07/26

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50 Cranbrook Gardens SE, Calgary, AB

3rd Floor
 Exterior Area 802.87 sq ft
 Interior Area 741.27 sq ft



PREPARED: 2024/07/26

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