



THE
A-TEAM

**RE/MAX
FIRST**

623 CRANBROOK Walk, Calgary T3M 2V5

MLS®#: **A2155426** Area: **Cranston** Listing Date: **08/15/24** List Price: **\$524,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,225**
 Low Sqft:
 Ttl Sqft: **1,225**

Access:
 Lot Feat: **Lawn,Low Maintenance Landscape,Landscaped**
 Park Feat: **Additional Parking,Double Garage Attached**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard** Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 12`1"	Kitchen	Main	13`8" x 13`6"
Dining Room	Main	13`8" x 7`4"	2pc Bathroom	Main	4`10" x 4`8"
3pc Ensuite bath	Second	9`4" x 4`11"	4pc Ensuite bath	Second	4`11" x 7`9"
Bedroom	Second	11`10" x 9`3"	Bedroom - Primary	Second	13`8" x 11`3"
Furnace/Utility Room	Basement	13`9" x 12`3"			

Legal/Tax/Financial

Condo Fee:
\$292

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **2011297**

Remarks

Pub Rmks: **Picture yourself coming home to this beautifully maintained townhome, where every detail has been crafted to create a space that feels warm and inviting. As you walk through the door, you're greeted by a bright and open main level that instantly makes you feel at ease. The living room, with its cozy electric fireplace, beckons you to kick back and relax, and with the TV already mounted above, your next movie night is just a remote click away. The kitchen, truly the heart of this home, is a chef's delight. Crisp white cabinetry, sleek quartz countertops, and a subway tile backsplash combine to create a space that's both stylish and functional. Whether you're whipping up a quick breakfast or preparing a feast, the kitchen island offers extra seating, making it the perfect spot for casual meals or chatting with friends while you cook. The suite of stainless steel appliances, including a slide-in range, means every meal feels a bit more special. Durable laminate flooring flows seamlessly throughout the main level, adding warmth and character. A large storage room is tucked away, ready to hold everything from pantry items to holiday decorations, keeping your home clutter-free and organized. Step out onto the rear balcony, where the setting sun bathes the space in a golden glow. It's the ideal spot for a quiet moment with your favorite book or a relaxed evening BBQ with friends. With phantom screens on both the front door and rear balcony, fresh air circulates throughout the home, creating a breezy, comfortable atmosphere. Upstairs, the two primary bedrooms feel like personal retreats, each offering its own ensuite bathroom and walk-in closet. One ensuite features a sleek walk-in shower with sliding glass doors, while the other offers a luxurious 4-piece bath with a tub, perfect for unwinding after a long day. The central nook on this level is just waiting to become your perfect home office or a cozy reading corner. Laundry day is a breeze with the stacked washer and dryer conveniently located on the top floor—no more lugging baskets up and down stairs. The partially finished basement, with its durable rubber flooring, is ready for whatever you need—a hobby room, home gym, or additional living space. The double attached garage is more than just a place to park; it's fully finished with an epoxy floor, providing a clean and comfortable space year-round. The large front patio is perfect for soaking up the sun, and when the heat rises, the central A/C ensures you stay cool and comfortable. Living here means being part of a community surrounded by nature, with countless paths to explore and the Bow River just a short walk away. You're also minutes from the vibrant amenities in Seton and have quick access to major roads like Deerfoot Trail and Stoney Trail. This townhome isn't just a place to live—it's a place where you can truly feel at home. Whether you're an investor, someone looking to downsize, or a first-time buyer ready to transition from renting to owning.**

Inclusions:
Property Listed By: **TV & Wall Mount, Electric Fireplace, Shelving Unit (Under-Stair)
Real Broker**

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











