



THE
A-TEAM

**RE/MAX
FIRST**

1003 CRANBROOK Walk, Calgary T3M 2V5

MLS®#: **A2155919** Area: **Cranston** Listing Date: **08/15/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,213**
 Low Sqft:
 Ttl Sqft: **1,213**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Other,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,See Remarks,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`5" x 6`5"	Living Room	Main	10`4" x 13`0"
Kitchen	Second	10`0" x 17`2"	Dining Room	Second	10`2" x 11`11"
Bedroom - Primary	Third	11`10" x 14`1"	Bedroom - Primary	Third	10`3" x 10`6"
Laundry	Third	3`1" x 3`7"	Furnace/Utility Room	Basement	9`9" x 11`7"
2pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Third	
3pc Ensuite bath	Third				

Legal/Tax/Financial

Condo Fee:
\$322

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1810349**

Remarks

Pub Rmks: *****WELCOME HOME!*** An INCREDIBLE Opportunity to own a GORGEOUS UPGRADED END UNIT Townhome in the Highly Coveted & Tranquil Community of Riverside in Cranston. Surrounded by Breathtaking VIEWS, GREENSPACES, the FISH CREEK PATHWAYS & The BOW RIVER all just steps from your front door! Boasting nearly 1500ft over 4 levels, this METICULOUSLY MAINTAINED home exudes PRIDE OF OWNERSHIP, showcasing a Modern OPEN CONCEPT design with Neutral color palette & an abundance of NATURAL LIGHT, compliments of the Expansive WINDOWS & soaring 13 FOOT CEILINGS on the main! The CHEF'S KITCHEN is a dream, featuring sleek white Cabinets, QUARTZ Counters with Eat-up Bar, STAINLESS STEEL Appliances & Pantry. The adjacent open Dining Area creates a SPACIOUS & Inviting feel & offers the perfect space for entertaining friends, hosting Holiday dinners or just casual eating with the Family! Completing this level is a lovely 2pc Powder Room conveniently tucked away from the main living areas. The upper level features 2 Oversized MASTER RETREATS, each complete with WALK-IN CLOSETS & full PRIVATE ENSUITES, plus you'll enjoy the convenience of Upper Level LAUNDRY. The basement extends the living space & offers numerous storage options to accommodate your needs. Heading outside, your fully FENCED front patio provides a Welcoming & Generous space to create a Lovely sitting area where you can BBQ & Entertain or just sit back, unwind & enjoy a warm cup of coffee in the sun! No more brushing snow off your vehicles with your ATTACHED DOUBLE GARAGE, which offers plenty of room for extra storage. This Amazing home showcases numerous UPGRADES including Hardie Board siding, Plank Flooring, Blackout Curtains just to name a few & is located in a PET FRIENDLY complex all with LOW CONDO FEES! Prime Location, nestled along the banks of the BOW RIVER in one of Calgary's most desirable neighborhoods, Cranston is loved for its Picturesque Pathways & Outdoor Spaces, convenient Location, Active Lifestyle & quick access to countless Amenities, offering a prominent sense of Community, Livability & Walkability! Enjoy Paddle Boarding & Kayaking on the BOW RIVER, take a scenic stroll along the Pathways at FISH CREEK PARK or head over to the Cranston Residents Association at Century Hall offering year round activities including Pickleball, tennis & basketball courts, splash pad, gym, skating rink, tobogganing hill & MORE - there are so many fantastic Amenities at your fingertips! Simply Move In & Enjoy the CONVENIENCE of living at the RETREAT in Cranston's Riverstone!**

Inclusions: **Utility room shelf**
Property Listed By: **CIR Realty**

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