

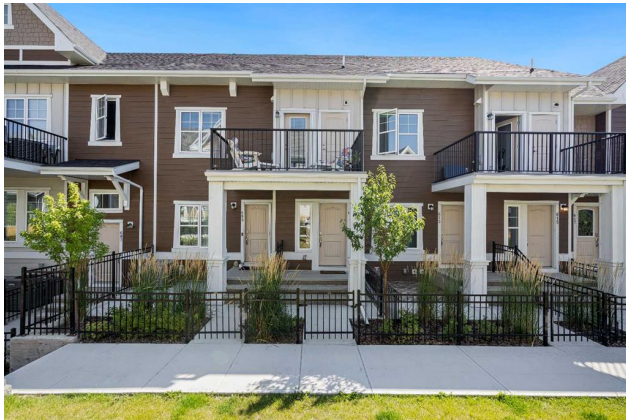


THE
A-TEAM

**RE/MAX
FIRST**

611 CRANBROOK Walk, Calgary T3M 2V5

MLS®#: **A2163320** Area: **Cranston** Listing Date: **09/09/24** List Price: **\$389,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **832**
 Low Sqft:
 Ttl Sqft: **832**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Heated Garage,Single Garage Attached**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`6" x 10`5"	Kitchen With Eating Area	Main	10`5" x 10`4"
4pc Bathroom	Main	7`7" x 7`8"	Bedroom - Primary	Main	10`4" x 9`10"
Bedroom	Main	10`4" x 10`5"	Walk-In Closet	Main	4`10" x 6`8"
Mud Room	Basement	9`11" x 3`11"	Balcony	Main	8`2" x 12`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$272

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc: 2210452

Remarks

Pub Rmks: **Welcome to 611 Cranbrook Walk. Located in the beautiful southeast community of Riverstone. This bungalow style townhouse is conveniently located near ample serene walking trails, leading you to the beautiful Bow River. Step inside this charming home, and take the stairs to the OPEN CONCEPT living area, complete with an ELECTRIC FIREPLACE, VAULTED CEILINGS and large windows. The kitchen area is perfect for entertaining with tons of cupboard space, QUARTZ COUNTERTOPS, all NEW STAINLESS STEEL APPLIANCES and a functional layout. Just down the hallway you will find the primary suite with a large WALK-IN CLOSET, the second bedroom sits adjacent. The 4 pc bathroom and laundry space complete the main floor interior. Enjoy the west facing balcony off of the main level for a morning coffee or an evening nightcap complete with a screen door. The lower level is where you will find storage and the access to the ATTACHED HEATED GARAGE. This home is done with NEW PAINT, ROOM DARKENING BLINDS, OVERSIZED HOT WATER TANK, AIR CONDITIONING, and a gated front yard. RIVERSTONE is conveniently located near major access roads such as the Deerfoot and Stony Trail. Established schools and abundant amenities are within a short drive. Call your favourite realtor to view this fabulous property.**

Inclusions: **Window coverings, blinds, electric fire place, garage heater, garage shelving.**
Property Listed By: **Real Broker**

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





