



THE
A-TEAM

**RE/MAX
FIRST**

732 CRANBROOK Walk, Calgary T3M 2V5

MLS®#: **A2164307** Area: **Cranston** Listing Date: **09/12/24** List Price: **\$599,900**
 Status: **Active** 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: **1,431**
 Low Sqft:
 Ttl Sqft: **1,431**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Front Yard,Low Maintenance Landscape,Greenbelt,Landscaped,Street Lighting,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting,Playground**

Construction:
Cement Fiber Board,Manufactured Floor Joist,Wood Frame

Flooring:
Ceramic Tile,Laminate

Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Electric Water Heater,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`9" x 13`10"	Kitchen	Main	16`2" x 12`6"
Dining Room	Main	12`6" x 10`1"	Bedroom - Primary	Main	11`6" x 11`6"
Bedroom	Main	12`2" x 9`1"	Bedroom	Main	10`6" x 8`0"
Laundry	Main	8`4" x 6`4"	4pc Ensuite bath	Main	8`5" x 4`10"
4pc Bathroom	Main	8`4" x 4`10"			

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MX-1

Legal Desc: **2011013;123**

Remarks

Pub Rmks: **If you crave peace and tranquility, with an awesome view of nature's beauty, this is the home for you. The "Retreat in Cranston's Riverstone" is where you will find this top floor, one level elegant townhome! The open concept makes this beautiful home feel much larger than life! The kitchen, the centrepiece of the home, features upgraded modern cabinetry, quartz counter tops, a huge island, elegant backsplash and modern lighting. You will also note upgraded luxury vinyl plank flooring throughout. Rounding the corner, you will enter the sleeping wing where you will find not two, but three generously sized bedrooms all with ample closet space. The master has its own beautifully appointed ensuite and spacious walk in closet. A second full bathroom and laundry room are also conveniently located in this wing. As you step outside, whether through the front door or onto the huge balcony, prepare to be amazed by nature right in front of your eyes. Wildlife is often spotted here adding to the natural beauty of the area! You will love Cranston's Riverstone with proximity to shopping, bicycle and walking paths, and The Bow River a mere stone's throw away. Call your favourite Realtor® today to take advantage of this amazing opportunity!**

Inclusions:
Property Listed By: **Dining Table and Bench
eXp Realty**

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











