



THE
A-TEAM

**RE/MAX
FIRST**

128 CRANBROOK Green, Calgary T3M 2X2

MLS®#: **A2171849** Area: **Cranston** Listing Date: **10/09/24** List Price: **\$695,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,272 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,795**
 Low Sqft:
 Ttl Sqft: **1,795**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped,Rectangular Lot**
 Park Feat: **Driveway,Front Drive,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`3" x 5`0"
Dining Room	Main	13`0" x 8`3"
Other	Main	4`9" x 3`0"
Bedroom	Second	9`10" x 9`5"
Bonus Room	Second	13`0" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	14`3" x 11`0"
Living Room	Main	13`0" x 10`7"
Bedroom - Primary	Second	16`4" x 11`9"
Bedroom	Second	9`10" x 9`8"
Laundry	Second	10`1" x 6`1"
4pc Bathroom	Second	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1712337

Remarks

Pub Rmks: **Located on a quiet street in Cranston's Riverstone, this stylish home has been lovingly maintained by original owners. With nearly 1800 sq ft of beautifully designed living spaces, central air-conditioning, front garage and a 130ft deep lot, this property is impressive. The main floor offers a spacious foyer (complete with closet and 2-pce bathroom), large open plan kitchen (with extra large island & cabinetry extending to the ceiling), dining area, family room (with brick-faced electric fireplace) and a conveniently placed built-in desk area. The upper level has been thoughtfully designed with a roomy, bright bonus room and laundry room separated from the 3 bedrooms. The primary bedroom is completed by a walk-in closet and luxurious 5pce ensuite featuring dual sinks, separate shower and soaker tub. The unfinished basement has lots of potential with loads of space for development. The west facing backyard has a deck with gas bbq hookup and a private lower patio. The location of this beautiful home allows for easy access to the entrance/exit of the community while still being close walking paths, parks and playgrounds along the Bow River! A fantastic home in a fantastic location!**

Inclusions: **none**
Property Listed By: **RE/MAX First**

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







