



THE
A-TEAM

**RE/MAX
FIRST**

186 CRANBROOK Park, Calgary T3M 3C2

MLS®#: **A2172620**

Area: **Cranston**

Listing Date: **01/16/25**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **4,499 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,250**

Low Sqft:

Ttl Sqft: **2,250**

DOM

6

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Brick,Composite Siding

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Water Softener

Int Feat:

Breakfast Bar,Double Vanity,Open Floorplan,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`10" x 11`8"
Dining Room	Main	14`0" x 8`4"
Family Room	Upper	13`2" x 12`11"
Laundry	Upper	10`3" x 5`5"
Bedroom - Primary	Upper	14`2" x 12`3"
Bedroom	Upper	11`8" x 8`7"
2pc Bathroom	Main	

Room	Level	Dimensions
Pantry	Main	6`0" x 5`0"
Living Room	Main	14`7" x 14`0"
Office	Main	10`11" x 8`2"
Mud Room	Main	7`4" x 6`5"
Bedroom	Upper	12`11" x 9`0"
Walk-In Closet	Upper	10`3" x 7`0"
5pc Bathroom	Upper	

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1910107

Remarks

Pub Rmks:

Welcome to Cranstons Riverstone, a stunning 2,250 sqft home offering modern elegance and natural beauty in the prestigious community of Cranston's Riverstone. Backing directly onto tranquil green space, this 3-bedroom, 2.5-bath property with an unfinished walkout basement is perfect for families and professionals alike. The exquisite white chef's kitchen is a true showstopper, featuring stone countertops, a gas stove, a walk-through pantry, and premium stainless steel appliances. Entertaining is a breeze in the spacious open-concept main floor, complemented by an electric fireplace and central air conditioning for year-round comfort. Upstairs, the layout is thoughtfully designed with three generous bedrooms, including a luxurious primary suite with spa-like ensuite, and plenty of room for family and guests. The Hardie board siding adds lasting curb appeal, while the walkout basement provides exciting potential to customize your dream space. Nestled in one of Calgary's most sought-after communities, Cranston's Riverstone offers a unique blend of urban convenience and serene natural surroundings. This vibrant neighborhood is bordered by the Bow River and boasts endless pathways, parks, and scenic views. Enjoy the outdoors with access to the Cranston Residents Association, featuring a private clubhouse, skating rink, tennis courts, and community events throughout the year. Families will appreciate the proximity to top-rated schools, including Cranston School (K-4), Dr. George Stanley School (5-9), and Joane Cardinal-Schubert High School (10-12). The nearby Seton Urban District provides all your shopping, dining, and entertainment needs, while convenient access to Deerfoot and Stoney Trail ensures an easy commute. This is more than just a home - it's a lifestyle in a community that truly has it all. Don't miss the opportunity to make this exceptional property your own!

Inclusions:
Property Listed By:

Hood Fan
Real Broker

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









