



THE
A-TEAM

**RE/MAX
FIRST**

72 CRANBROOK Manor, Calgary T3M 3K6

MLS®#: **A2173856** Area: **Cranston** Listing Date: **10/18/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **-\$900, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,842 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,822**
 Low Sqft:
 Ttl Sqft: **1,822**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached,Driveway,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|--------------|----------------------|
| 2pc Bathroom | Main | 5`1" x 5`1" |
| Kitchen | Main | 17`1" x 8`11" |
| 4pc Bathroom | Upper | 4`11" x 8`2" |
| Bedroom | Upper | 9`1" x 11`8" |
| Bonus Room | Upper | 10`9" x 11`9" |

| Room | Level | Dimensions |
|--------------------------|--------------|----------------------|
| Dining Room | Main | 6`5" x 19`5" |
| Living Room | Main | 11`8" x 19`5" |
| 4pc Ensuite bath | Upper | 13`5" x 11`5" |
| Bedroom | Upper | 8`11" x 13`8" |
| Bedroom - Primary | Upper | 13`5" x 11`5" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110047

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom home in the serene community of Cranston's Riverstone, where luxury meets nature. This meticulously upgraded home boasts a fully equipped, moody-themed kitchen with extended height cabinetry, a mosaic tile backsplash, high-end stainless steel appliances, including a gas cooktop, range hood, built-in microwave, and oven. The spacious kitchen island, adorned with quartz countertops and a silgranit sink complete with a garburator, is perfect for entertaining. The large walk-through pantry leading to the mudroom add both style and function to this elegant space. The bright and airy living room is highlighted by large windows and sliding patio doors, flooding the space with natural light. Enjoy cozy evenings by the electric fireplace, and note the convenient separate entrance to the basement, offering future development potential. Throughout the main floor, you'll find beautiful luxury vinyl plank flooring and open spindle railing, adding a modern touch. Upstairs, relax in the spacious bonus room or unwind in one of the three generously sized bedrooms. The luxurious primary suite features a customized ensuite with a soaker tub, fully tiled shower, quartz countertops, water closet and a walk-in closet. A convenient laundry room and an upgraded 4-piece bathroom complete the upper level. Step outside to the large, fully fenced backyard, featuring a spacious deck and low-maintenance landscaping—ideal for outdoor living. Nestled in the heart of Cranston's Riverstone, this home is just steps from the Bow River and an extensive pathway system. Surrounded by green spaces, parks, and playgrounds, this community offers endless opportunities for outdoor recreation. Nearby schools and amenities make this the perfect location for families seeking both luxury and convenience.**

Inclusions: **TV Mount(s)**
Property Listed By: **Charles**

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











