



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 CRANBROOK Cove, Calgary T3M 2S9**

MLS® #: **A2176148**

Area: **Cranston**

Listing Date: **12/02/24**

List Price: **\$929,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,155 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached**

DOM

**2**

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Range Hood,Stove(s)**  
Int Feat: **Chandelier**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`6" x 14`5"
Dining Room	Main	14`5" x 8`6"
Other	Main	7`5" x 8`0"
5pc Ensuite bath	Upper	11`0" x 9`0"
4pc Bathroom	Upper	11`5" x 5`5"
Bonus Room	Upper	13`9" x 17`3"

Room	Level	Dimensions
Kitchen	Main	15`3" x 9`8"
2pc Bathroom	Main	5`6" x 4`9"
Bedroom - Primary	Upper	13`3" x 15`1"
Bedroom	Upper	9`9" x 11`2"
Bedroom	Upper	11`2" x 9`9"
Laundry	Upper	5`7" x 6`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1712487**

Zoning:  
**R1**

Remarks

Pub Rmks: **Evening walks by the Bow River and tons of more activities are what you will be enjoying in your brand new house in a brand new area in the most wanted community in Calgary! Built by Brookfield Residential this house offers you everything what you need for your family. A spacious open concept main floor with a trendy two toned kitchen with quartz counter tops and a spacious pantry, hardwood floors and big windows in the family room and a beautiful fireplace covered with ceramic tiles around it. The mud room as well as the entrance offer lots of room and storage. The main level is VERY BRIGHT and welcoming. The upper floor is equipped with 3 bedrooms including the gorgeous master bedroom and its ensuite with the latest features and one more full bathroom. The bonus room is big and bright for multiple usage! This home is located on a corner lot in a family oriented neighbourhood with great schools and shopping opportunities around it as well as a very short drive to the next hospital. Riverside Cranston is surrounded by a big number of parks including a zipline park, walking and biking paths and is located right by the beautiful Bow River. Within 20 minutes you can reach Calgary's most wanted attractions such as the Heritage Park and Fort Calgary.**

Inclusions:  
Property Listed By: **None**  
**Synterra Realty**

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









