



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 CRANBROOK Gardens #124, Calgary T3M 3N9**

MLS® #: **A2178651**

Area: **Cranston**

Listing Date: **11/12/24**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,801**

Low Sqft:

Ttl Sqft: **1,801**

Lot Information

Lot Sz Ar: **1,438 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Composite Siding,Stone,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry**

Utilities:

Room Information

Room	Level	Dimensions
<b>Family Room</b>	<b>Second</b>	<b>11`11" x 13`5"</b>
<b>Dining Room</b>	<b>Second</b>	<b>11`11" x 7`0"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>7`10" x 3`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`9" x 14`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`11" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 16`4"</b>

Room	Level	Dimensions
<b>Office</b>	<b>Second</b>	<b>8`1" x 7`5"</b>
<b>Kitchen</b>	<b>Second</b>	<b>11`11" x 10`0"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>11`0" x 3`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 12`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`9" x 5`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`4" x 8`0"</b>

Condo Fee:  
**\$270**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2210988**

Remarks

Pub Rmks: **Welcome to this immaculately kept, end-unit townhouse in the desirable Riverstone community of Cranston. Boasting 3 spacious bedrooms, 2.5 bathrooms, and over 1,800 square feet of thoughtfully designed living space, this home is a perfect blend of modern luxury and everyday convenience. As an end unit, this home offers extra windows and natural light, making the space feel open and airy. A key feature of this townhouse is its location: it does not face a busy road but instead overlooks a tranquil courtyard, ensuring peace and quiet day and night. Inside, you'll immediately notice the high-end finishes that set this home apart. From the gourmet kitchen with sleek stainless steel appliances and stunning granite countertops, to the luxury vinyl plank flooring that flows seamlessly throughout the main and upper levels, every detail has been carefully considered. The spacious kitchen also features a walk-in pantry for ample storage, perfect for those who love to entertain or need extra space for daily essentials. The open-concept main floor includes a dedicated office space, ideal for remote work or as a quiet reading nook. The living and dining areas are bright and welcoming, with plenty of room for both relaxation and hosting family and friends. The large windows overlook the courtyard, adding to the serene ambiance. On the lower entrance level, you'll find a versatile den currently being used as a home gym, though it could easily be transformed into a cozy media room, play area, or additional guest space. It's an inviting and flexible space with direct access to the double-attached garage and easy access to visitor parking right beside the unit—offering both convenience and privacy. Upstairs, the primary suite is a true retreat. It's generously sized and includes a walk-in closet that provides ample storage for your wardrobe. The attached ensuite bathroom is beautifully finished with high-end fixtures and offers a spa-like experience with its double vanity and walk-in shower. Two additional well-sized bedrooms share a second full bath. Convenience is key with the upstairs laundry room, which eliminates the need to haul laundry up and down the stairs. The home also benefits from an applicable new home warranty, providing peace of mind for years to come. Whether you're enjoying a coffee on your balcony, working from home in your office, or relaxing in one of the cozy living spaces, this home offers the best of modern townhouse living. The combination of luxury finishes, functional design, and a prime location within Riverstone makes this townhouse an exceptional choice for any buyer looking for style, comfort, and convenience in one perfect package.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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











