



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**732 CRANBROOK Walk, Calgary T3M 2V5**

MLS® #: **A2179414**

Area: **Cranston**

Listing Date: **11/15/24**

List Price: **\$579,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,431**  
Low Sqft:  
Ttl Sqft: **1,431**

DOM

**6**

Layout

Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac,Front Yard,Low Maintenance Landscape,Greenbelt,Landscaped,Street Lighting,Views  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Playground**

Construction:  
**Cement Fiber Board,Manufactured Floor  
Joist,Wood Frame**

Flooring:  
**Ceramic Tile,Laminate**

Water Source:  
Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Electric Water Heater,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`9" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 9`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`4" x 6`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 8`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 4`10"</b>

Condo Fee:  
**\$309**

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

Zoning:  
**M-X1**

Legal Desc: **2011013**

Remarks

Pub Rmks:

**BACK ON THE MARKET! REVISED PRICE! If you crave peace and tranquility, with an awesome view of nature's beauty, this is the home for you. The "Retreat in Cranston's Riverstone" is where you will find this top floor, one level elegant townhome! The open concept makes this beautiful home feel much larger than life! The kitchen, the centrepiece of the home, features upgraded modern cabinetry, quartz counter tops, a huge island, elegant backsplash and modern lighting. You will also note upgraded luxury vinyl plank flooring throughout. Rounding the corner, you will enter the sleeping wing where you will find not two, but three generously sized bedrooms all with ample closet space. The master has its own beautifully appointed ensuite and spacious walk in closet. A second full bathroom and laundry room are also conveniently located in this wing. As you step outside, whether through the front door or onto the huge balcony, prepare to be amazed by nature right in front of your eyes. Wildlife is often spotted here adding to the natural beauty of the area! You will love Cranston's Riverstone with proximity to shopping, bicycle and walking paths, and The Bow River a mere stone's throw away. Easy access to Deerfoot and Stoney Trail, and less than ten minutes to the world's largest YMCA. Call your favourite Realtor® today to take advantage of this amazing opportunity!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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





















