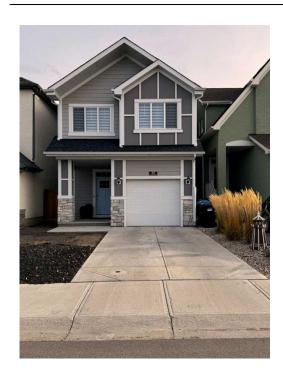


20 CRANBROOK Green, Calgary T3M 2X1

MLS®#: A2179576 Cranston Listing 11/16/24 List Price: \$699,000 Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Finished Floor Area 2020 Year Built: Abv Saft:

Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: 3,282 sqft 1,548

Lot Shape:

Access:

Back Yard, City Lot Lot Feat: Park Feat: **Single Garage Attached** <u>DOM</u> 4

1,548

<u>Layout</u>

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

Style:

<u>Parking</u>

Ttl Park: 1 Garage Sz: 1

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Private Yard**

Concrete, Stone, Vinyl Siding

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Kitchen Island, No Smoking Home, Quartz Counters Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`1" x 9`9"	Kitchen	Main	15`5" x 13`0"
Dining Room	Main	11`0" x 8`8"	2pc Bathroom	Main	5`0" x 5`0"
Bedroom	Second	11`4" x 9`3"	Bedroom	Second	13`5" x 9`6"
5pc Ensuite bath	Second	11`6" x 5`4"	Bedroom - Primary	Second	13`7" x 13`5"
Family Room	Second	13`5" x 13`4"	4pc Bathroom	Second	9`10" x 5`4"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1712337**

Remarks

Pub Rmks:

This well-maintained home in Cranston's Riverstone community is a standout, offering nearly 1,600 sq ft of thoughtfully designed living space. Located on a quiet street, the property sits on a spacious lot, complete with a front garage and central air conditioning for year-round comfort. Inside, the main floor is open and inviting. The large foyer, with a convenient closet and powder room, flows seamlessly into the kitchen, dining, and family room areas. The kitchen is a chef's dream, featuring an oversized island and cabinetry, providing plenty of storage. Upstairs, you'll find a bright bonus room and a separate laundry room, both offering extra space and privacy from the three bedrooms. The primary suite is a true retreat, complete with a walk-in closet and a spa-like 5-piece ensuite, a separate shower, and a luxurious soaker tub. The unfinished basement offers great potential for customization, with plenty of room for development to suit your needs. Outside, the east-facing backyard is a private. Located in a highly sought-after community, this home offers easy access to the entrance and exit of Riverstone while still being close to scenic walking paths, parks, and playgrounds along the Bow River. It's a fantastic opportunity to live in a beautiful home in an exceptional location!

Inclusions: none

Property Listed By: URBAN-REALTY.ca

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