



THE
A-TEAM

**RE/MAX
FIRST**

20 CRANBROOK Green, Calgary T3M 2X1

MLS® #: **A2179576** Area: **Cranston** Listing Date: **11/16/24** List Price: **\$699,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,282 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,548**
 Low Sqft:
 Ttl Sqft: **1,548**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,City Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **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**
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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: **Fee Simple**
 Legal Desc: **1712337**

Zoning: **R-G**

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**

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









