



THE
A-TEAM

**RE/MAX
FIRST**

224 CRANBERRY Park, Calgary T3M 1R3

MLS®#: **A2179848**

Area: **Cranston**

Listing Date: **11/21/24**

List Price: **\$469,000**

Status: **Pending**

County: **Calgary**

Change: **-\$16k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2011**

Finished Floor Area
Abv Sqft: **1,266**
Low Sqft:
Ttl Sqft: **1,266**

DOM

30
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,485 sqft**
Lot Shape:

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

Access:

Lot Feat: **Backs on to Park/Green Space,Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot**
Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Lighting**

Construction: **Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`9" x 3`11"
Kitchen	Main	14`4" x 11`3"
Bedroom - Primary	Upper	13`1" x 13`2"
Bedroom	Upper	9`5" x 11`8"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Living Room	Main	19`5" x 15`3"
Dining Room	Main	10`5" x 8`1"
Bedroom	Upper	9`8" x 9`6"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$362

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1212795

Remarks

Pub Rmks: **Location, location, location. And this 1266 sq foot townhome delivers. From its prime location in the complex - an end unit, with a rear deck opening to the beautiful courtyard - to its location in the city - close to schools, shopping and proximity to South Health Campus and YMCA, this theme continues within the home itself. 2 titled parking stalls, and visitor parking, are just steps away from the front porch. A large entryway welcomes you and brings you into the large, open living room. Stay part of the conversation, while stepping into the thoughtfully designed kitchen, featuring granite countertops, a bright window, a large island, walk-in pantry, and sleek stainless steel appliances. The adjoining dining room is highlighted by doors leading to the rear deck, with space to enjoy the courtyard while bbqing or taking in a meal. Ideally placed east and west windows bring light and airiness into the home all day. Ascending upstairs, you'll find 3 inviting bedrooms, and two bathrooms, one of which is the roomy 4 piece ensuite of the primary. The primary also features a spacious walk-in closet. The unfinished basement is ready to add your personal touch, with rough-ins for a future bathroom, and a large window finishing the space. With its abundance of storage space, attention to detail and prime location this home is an ideal investment for any family or individual.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









