



THE
A-TEAM

**RE/MAX
FIRST**

343 CRANBROOK Square, Calgary T3M 3K8

MLS®#: **A2182107** Area: **Cranston** Listing Date: **12/05/24** List Price: **\$400,000**
 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: **1,080**
 Low Sqft:
 Ttl Sqft: **1,080**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **See Remarks**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Stone Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`1" x 10`10"
Bedroom	Main	9`6" x 11`9"
Laundry	Main	3`7" x 3`4"
4pc Bathroom	Main	7`11" x 4`11"
Balcony	Main	12`6" x 8`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 7`11"
Kitchen With Eating Area	Main	13`11" x 12`6"
Living Room	Main	14`0" x 13`0"
Bedroom	Main	11`0" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310016**

Remarks

Pub Rmks: **Welcome to your new home, nestled in the highly sought-after Cranston's Riverstone community, where nature surrounds you on all sides. This charming garden suite townhome boasts 1,080 square feet of open-concept design and exceptional space and LOW CONDO FEE. Featuring 3 spacious bedrooms, 2 bathrooms, and a convenient parking stall right at your front door, you'll find plenty of room to live, entertain, and relax. The living room is bright and airy, with large windows that fill the space with natural light. The eloquent kitchen is perfect and has a pantry and sleek stainless steel appliances. The three bedrooms are generously sized, ensuring comfort and versatility for your needs. Both bathrooms feature stylish stone countertops and tub/shower combos. Step outside to your oversized, gated patio, offering an ideal space for entertaining guests or letting your dog enjoy the fresh air. Perfectly located just steps from serene walking paths by the river, this home allows you to enjoy the peace of nature while being close to the amenities and shopping offered by the neighboring community of Seton. Plus, with easy access to Deerfoot and Stoney Trail, you're perfectly positioned for both relaxation and convenience.**

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

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







