



THE
A-TEAM

**RE/MAX
FIRST**

912 CRANBROOK Walk, Calgary T3M 2V5

MLS®#: **A2183704**

Area: **Cranston**

Listing Date: **12/17/24**

List Price: **\$469,900**

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: **1,211**
Low Sqft:
Ttl Sqft: **1,211**

DOM

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

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Paved**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 10`3"
Dining Room	Main	13`9" x 7`3"
2pc Bathroom	Main	4`10" x 4`8"
Bedroom - Primary	Second	11`4" x 11`3"
3pc Ensuite bath	Second	9`4" x 4`10"
Walk-In Closet	Second	6`0" x 4`10"
Laundry	Second	3`5" x 3`0"

Room	Level	Dimensions
Kitchen	Main	13`8" x 11`8"
Foyer	Main	5`10" x 4`2"
Den	Second	6`1" x 3`6"
Walk-In Closet	Second	6`5" x 5`5"
Bedroom	Second	11`10" x 9`5"
4pc Ensuite bath	Second	7`10" x 4`11"
Storage	Basement	17`2" x 12`4"

Condo Fee:
\$292

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1912454**

Remarks

Pub Rmks: **Beautiful DOUBLE PRIMARY BEDROOM townhouse condo with DOUBLE ATTACHED garage in the heart of Cranston's Riverstone. Well situated with front door look at the adjacent green space with PLAYGROUND and WALKING PATHS. Typically you will enter the home through the lower level attached garage and appreciate the adjoining storage and flex space. Guests will come to your FRONT DOOR via the LARGE GATED PATIO SPACE and enter to an OPEN CONCEPT MAIN FLOOR. Clean modern finishes greet you in this well appointed townhouse, flooded with natural light through multiple LARGE WINDOWS. The living/dining/kitchen area share durable VINYL PLANK FLOORING. The kitchen has AMPLE QUARTZ COUNTERTOP space, UPGRADED STAINLESS STEEL APPLIANCES, and an ISLAND for casual dining. A BALCONY off the kitchen offers convenience for BBQing. As you travel up the stairs there is a POWDER ROOM ideal for GUESTS. Upstairs features 2 BEDS and 2 FULL BATHS with STACKING LAUNDRY and an OFFICE NOOK. Bedrooms are outfitted with generous walk in closets. RETREAT in Cranston's Riverstone is beautifully located near nature to enjoy walks along the bow river, or in fish creek park. Excellent access to Deerfoot trail makes for good commuting. Cranston Century Hall clubhouse offers community recreation including a Gymnasium, Outdoor Rink, Splash Park and more. Close to resources at Seton including the theatre and hospital. A great opportunity for convenience and comfort in a beautiful location and home. Be sure to check it out in person by booking a private showing.**

Inclusions: **N/A**
 Property Listed By: **MaxWell Canyon Creek**

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









