



THE
A-TEAM

**RE/MAX
FIRST**

83 CRANBROOK Mount, Calgary T3M 3N5

MLS®#: **A2186382** Area: **Cranston** Listing Date: **01/09/25** List Price: **\$1,012,470**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,357**
Lot Information Low Sqft:
 Lot Sz Ar: **4,318 sqft** Ttl Sqft: **2,357**
 Lot Shape:

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 13`4"	Dining Room	Main	9`6" x 12`0"
2pc Bathroom	Main		Bonus Room	Upper	15`4" x 15`0"
Bedroom - Primary	Upper	12`8" x 15`1"	5pc Ensuite bath	Upper	
Bedroom	Upper	9`6" x 11`4"	Bedroom	Upper	10`2" x 10`4"
5pc Bathroom	Upper		Laundry	Upper	
Living Room	Basement	8`6" x 12`11"	Bedroom	Basement	9`10" x 9`10"
Bedroom	Basement	8`11" x 9`3"	4pc Bathroom	Basement	
Laundry	Basement				

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0**

Remarks

Pub Rmks: **The beautiful 'Robson 26' built by Brookfield Residential features 3 living areas, 5 bedrooms, 3.5 bathrooms and over 3,000 square feet of developed living space. Situated on a corner lot, this is going to be one of the very last brand new homes built in Riverstone. The top two levels feature nearly 2,400 square feet of living space with 3 bedrooms and 2.5 bathrooms. The basement is fully developed with a legal 2 bedroom suite that has its own private entrance - the perfect space for aging children, visiting guests or an additional revenue source. The open concept main level features 9' ceilings, 8' doors and an open concept layout that is designed for entertaining. The large kitchen is complete with built-in appliances including chimney hood fan, built-in oven & microwave and a gas cooktop. The kitchen opens to the dining and living areas, which both overlook the expansive backyard. A central gas fireplace completes the main living area and a stunning spiral staircase leads to the second level. The large central bonus room greets you at the top of the stairs and this space separates the primary bedroom from the secondary rooms for added privacy. The large primary suite overlooks the backyard and has its own private 5pc ensuite complete with dual sinks, a private water closet, walk-in shower and soaker tub. The primary suite's walk-in closet provides ample space for two with plenty of additional storage. Two more bedrooms, each with their own walk-in closets, a 5 pc bathroom (dual sinks) and a full laundry room complete the second level. The basement has been professionally developed to include a legal 2 bedroom suite that is self contained with its own private entrance. The legal suite is equipped with a full kitchen, living/dining area, 2 bedrooms, laundry and additional storage in the utility room. This beautiful brand new home situated on a corner lot is going to be one of the last homes built in the community - ensuring you always have the newest home! Purchase with peace of mind - builder warranty and Alberta New Home Warranty are both included with this brand new home.**

Inclusions: **Suite Appliances - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.**
 Property Listed By: **Charles**

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





