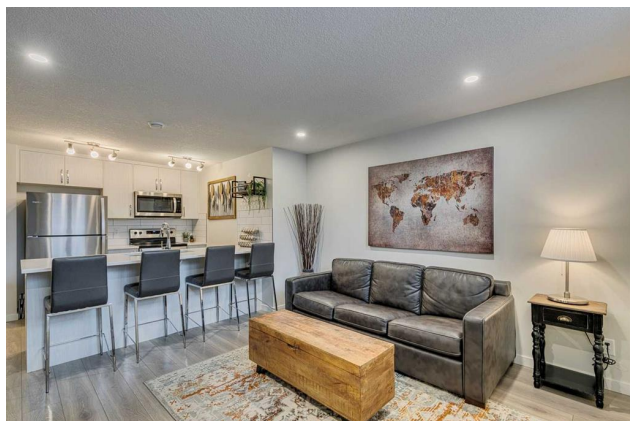


175 CRANBROOK Square, Calgary T3M 3E3

MLS®#: **A2186395** Area: **Cranston** Listing Date: **01/13/25** List Price: **\$279,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **580**
 Low Sqft:
 Ttl Sqft: **580**

DOM
9
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Other**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Baseboard,Electric,Other** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Kitchen	Main	11`9" x 9`0"
Living Room	Main	12`4" x 11`9"	Bedroom - Primary	Main	13`11" x 11`3"
Furnace/Utility Room	Main	6`8" x 2`3"			

Legal/Tax/Financial

Condo Fee: **\$122** Title: **Fee Simple** Zoning: **M-1**

Legal Desc:

2210174

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to your new home completely surrounded by nature. Cranston's Riverstone is a highly sought after community on the edge of the Bow River offering stunning views and gorgeous walking paths. Make yourself at home in this stunning single-level stacked townhouse, perfectly positioned as an end unit, with more square footage than interior units in this complex with similar floor plans. Designed with a modern and stylish touch, this home boasts high-quality finishes throughout. The modern kitchen features sleek stainless steel appliances, quartz countertops, and subway tile backsplash, while seamlessly overlooking the spacious living room, making this home perfect for entertaining. The large primary bedroom offers ample space for a king-sized bed, space for a desk/office area, and is complemented by dual closets for added convenience and storage. The home is complete with a full bathroom, in-suite laundry and extra storage in the utility room. Step outside to your private patio, measuring a generous 13'6" x 12'6", ideal for entertaining or morning coffee. Additionally, you'll enjoy the convenience of a parking stall right in front of the unit. This home is in the perfect location, just steps from walking paths by the river and the serenity of nature, but close enough to all the amenities and shopping. Pet friendly complex with board approval. Low condo fees of \$122.13/month!

Inclusions:

Wine Rack, Bar Stools, TV wall mount and brackets, Shelving in living room and bathroom, Window coverings

Property Listed By:

eXp Realty

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





