

913 CRANBROOK Walk, Calgary T3M 2V5

MLS®#: **A2187327** Area: **Cranston** Listing **01/13/25** List Price: **\$379,888**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Front Yard**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **756**
 Low Sqft:
 Ttl Sqft: **756**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`4" x 4`10"	Bedroom	Main	10`3" x 10`5"
Kitchen	Main	10`4" x 10`11"	Living Room	Main	13`2" x 9`8"
Bedroom - Primary	Main	10`7" x 10`1"			

Legal/Tax/Financial

Condo Fee: **\$252** Title: **Fee Simple** Zoning: **M-X1**

Fee Freq:
Monthly

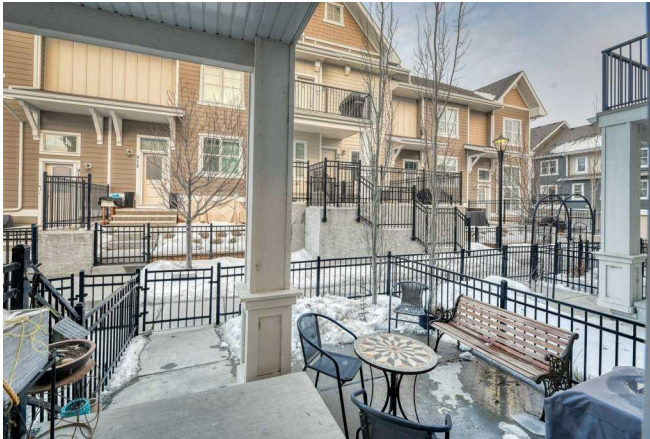
Legal Desc: **1910820**

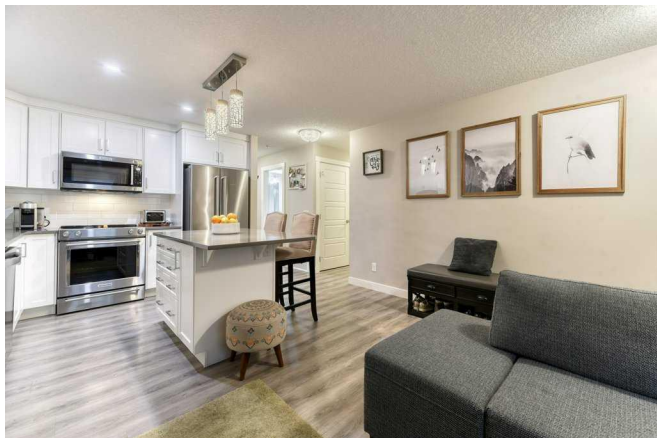
Remarks

Pub Rmks: **BUNGALOW STYLE TOWNHOME** located in Beautiful **SERENE** Cranston's Riverstone walk in to this **Fabulous** layout featuring **2 Bright Bedrooms, One bathroom** complete with a walk-in shower, main floor laundry and an **UPGRADED KITCHEN! SPACIOUS Tandem** attached garage that fits **2 vehicles and/or a Truck** easily! **PET FRIENDLY NO SIZE RESTRICTIONS for DOGS!** **LOCATED** footsteps away from the park and Greenspace ideal for taking the Pooch out to Play, or enjoy the many pathways and Parks in the area! **Brookfield Residential Retreat** complex is awesome and this great unit features a very functional **Open Concept Layout** with a fenced front yard with **NATURAL GAS** hookup to enjoy **BBQ'S** in the summer plus air conditioning in the Summer months! **RARE UNIT TO COME ON THE MARKET** the extra space below grade is ideal for storage and you can even develop the Tandem space into a Home Gym or flex room! **STUNNING BEAUTIFUL KITCHEN** with **WHITE FULL HEIGHT CABINERY, Quartz** countertops, subway tile backsplash, plus an upgraded **Kitchen Aid** stainless steel appliance package, a **SPACIOUS** kitchen island and pantry with plenty of storage space! The **PRIMARY** bedroom features a large window and a walk-in closet. A second large bedroom and full bathroom with a stand-up shower, as well as separate in-suite laundry with storage! **LOW CONDO FEES, This lovely unit** is situated close to schools, the Cranston Century Hall where you can participate in many programs, pickleball, waterpark and many activities! The area is amazing and features the **BOW RIVER, kids parks** and pathways - everything vibrant Cranston's Riverstone has to offer.

Inclusions: **TV mounts, blinds, curtain rods**
Property Listed By: **RE/MAX iRealty Innovations**

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









913 Cranbrook Walk SE, Calgary, AB

Main Floor Exterior Area 758.88 sq ft
Interior Area 684.31 sq ft

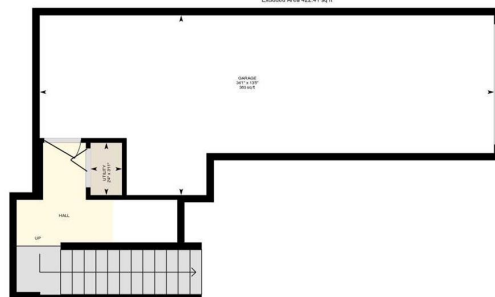


PREPARED: 2025/01/13

White regions are excluded from total floor area in **RSUDS** floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

913 Cranbrook Walk SE, Calgary, AB

Garage/Storage (Below Grade) Exterior Area 124.47 sq ft
Interior Area 101.32 sq ft
Excluded Area 422.41 sq ft



PREPARED: 2025/01/13

White regions are excluded from total floor area in **GSUDS** floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.