



THE A-TEAM

RE/MAX FIRST

1003 CRANBROOK Walk, Calgary T3M 2V5

MLS@#: A2188872 Area: Cranston Listing Date: 01/20/25 List Price: \$480,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2018
Finished Floor Area: 1,269
Abv Sqft: 1,269
Low Sqft:
Ttl Sqft: 1,269

DOM

1
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 3 Level Split

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Corner Lot,Front Yard,Landscaped
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Entrance
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Laminate,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: Breakfast Bar,Ceiling Fan(s),High Ceilings,Quartz Counters,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, 3pc Ensuite bath, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$292

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc: 1810349

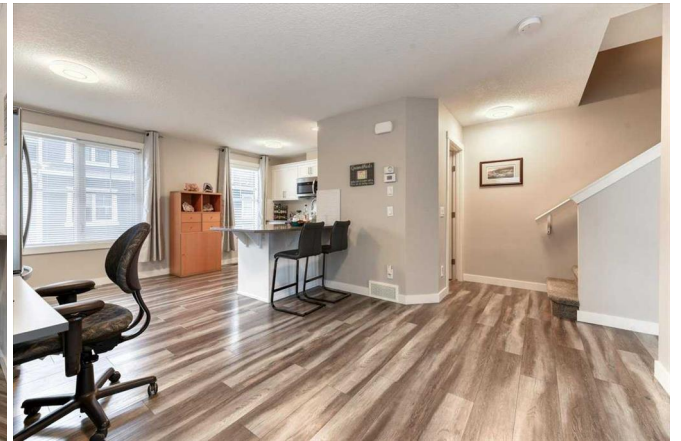
Remarks

Pub Rmks: **Welcome to Your Dream Townhome! This bright and beautiful CORNER END UNIT IS A REAL STUNNER! Boasting low condo fees and a double attached garage, this move-in-ready home is perfect for anyone looking for style, comfort, and convenience. Step inside and be wowed by the soaring 13-foot ceilings in the LIVING ROOM and ENTRANCE COMPLETE with NATURAL light. The OPEN-CONCEPT layout features a fantastic kitchen with a QUARTZ breakfast bar, WHITE CABINETRY, STAINLESS steel appliances, SPACIOUS PANTRY, & Gorgeous WHITE BRICK backsplash OPEN TO THE spacious dining area perfect for hosting. This home offers DUAL Luxurious Primary suites, each with its own ensuite bathroom and walk-in closet, EASY TO ACCOMODATE A KING SUITE SET plus the convenience of upper-level stacked laundry. Enjoy the outdoors on your front gated patio, perfectly positioned to soak up the east and west sun. Located in a quiet community with plenty of visitor parking, you'll also appreciate the easy access to Deerfoot Trail, Stoney Trail, all amenities, and the nearby Bow River pathways and parks. Pet lovers, rejoice! This property welcomes up to two dogs or cats, with no size restrictions (Board approval required). Don't miss the opportunity to own this stunning home—schedule your viewing today! ALSO the area amenity fee HOA for the CENTURY HALL ACCESS INCLUDING SOO MANY ACTIVITIES, PICKLEBALL, WATERPARK, YEAR ROUND FUN FOR SINGLES AND FAMILIES IS PART OF THIS COMPLEX!**

Inclusions: n/a
Property Listed By: RE/MAX iRealty Innovations

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



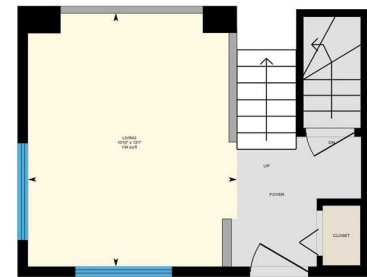






1003 Cranbrook Walk SE, Calgary, AB

Main Floor Exterior Area 227.68 sq ft
Interior Area 203.57 sq ft



0 2 4 m

PREPARED 2020/1/18



These figures are excluded from total floor area in QUTSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1003 Cranbrook Walk SE, Calgary, AB

2nd Floor Exterior Area 410.93 sq ft
Interior Area 375.30 sq ft



PREPARED: 2020/01/16

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

1003 Cranbrook Walk SE, Calgary, AB

3rd Floor Exterior Area 802.09 sq ft
Interior Area 545.85 sq ft

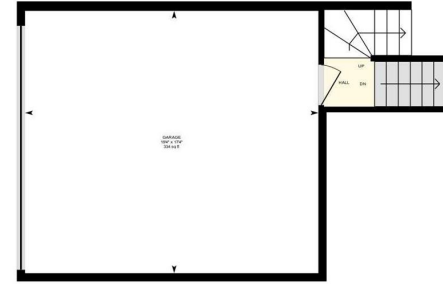


PREPARED: 2020/01/16

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

1003 Cranbrook Walk SE, Calgary, AB

Landing/porch Exterior Area 28.35 sq ft
Interior Area 27.07 sq ft
Excluded Area 373.27 sq ft



PREPARED: 2020/01/16

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

1003 Cranbrook Walk SE, Calgary, AB

Basement (Below Grade) Exterior Area 138.33 sq ft
Interior Area 182.21 sq ft



PREPARED: 2020/01/16

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