



THE
A-TEAM

**RE/MAX
FIRST**

42 CRANBROOK Gardens #106, Calgary T3M 3N9

MLS® #: **A2188957**

Area: **Cranston**

Listing Date: **01/22/25**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **1,853**
Low Sqft:
Ttl Sqft: **1,853**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,122 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Many Trees**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Composite Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 11`10"	Dining Room	Main	11`10" x 8`0"
Kitchen	Main	16`4" x 10`6"	Pantry	Main	7`11" x 3`5"
Den	Main	8`0" x 7`4"	Balcony	Main	11`7" x 6`6"
Family Room	Basement	11`4" x 9`11"	Furnace/Utility Room	Basement	8`8" x 3`8"
Laundry	Upper	7`9" x 5`6"	Bedroom - Primary	Upper	12`1" x 11`6"

Bedroom
2pc Bathroom
4pc Bathroom

Upper
Main
Upper

9`6" x 8`0"
7`6" x 3`4"
8`4" x 4`11"

Bedroom
4pc Ensuite bath

Upper
Upper

12`7" x 9`6"
8`2" x 7`10"

Legal/Tax/Financial

Condo Fee:
\$268

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2210988**

Remarks

Pub Rmks: **Fronting on the courtyard sits this beautifully designed 3 bedroom + 2 den unit built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING. Ideally located within a charming complex nestled beside SCENIC PONDS. Parking will never be an issue thanks to the INSULATED DOUBLE ATTACHED GARAGE with handy water bib. A fantastic flex space on the entry level is a versatile space for a playroom, second office, rec room or hobby space. The open concept main floor is bathed in NATURAL LIGHT from both north and south exposure. Relaxation is encouraged in the living room while CLEAR SIGHTLINES into the dining and kitchen promote unobstructed conversations. The GOURMET KITCHEN inspires culinary pursuits featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, TIMELESS SUBWAY TILE BACKSPLASH and a centre ISLAND for loads of extra prep space, storage and seating. A gas line on the glass-railed deck promotes casual summer barbeques overlooking the courtyard. The ENCLOSED DEN is a bright and quiet home office space for work, study or art projects. Completing the main level is a handy powder room. 3 spacious and bright bedrooms are on the upper level as well as a 4-piece family bathroom and convenient laundry. The primary suite is a calming sanctuary with a HUGE WALK-IN CLOSET and a LUXURIOUS ENSUITE boasting DUAL SINKS, QUARTZ COUNTERTOPS and an OVERSIZED SHOWER. Rough-ins for future central air conditions further add to your comfort. This beautifully landscaped complex is PET-FRIENDLY (on board approval) with extensive pathways that lead to the COURTYARD and a SCENIC WET POND. Enjoy the close proximity to the many river pathways that wind around FISH CREEK PARK and that this very active community boasts a private clubhouse with SPORTS COURTS, SPRAY PARK, SKATING RINK and more. Mere minutes from additional restaurant and shopping options in neighbouring Seton as well as the WORLD'S LARGEST YMCA. Truly an outstanding location for this movie-in ready, like new home.**

Inclusions: **None**
Property Listed By: **eXp Realty**

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









Riverstone MANOR *Eagle Point* 20' TOWNHOME

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This is a marketing document only. The floor plan is an artist's representation only. All materials including finishing and materials, are not an exact representation of features included. Marketing square footages are measured from center of wall to center of wall on all exterior walls and exclude all interior walls. All square footages are approximate and may vary slightly. Certain spaces will be provided and agreed to by customer. Landscaping not included. In the event of a difference between the marketing document and "The Agreement" and/or plan, "The Agreement" shall prevail.

