



THE
A-TEAM

**RE/MAX
FIRST**

26 CRANBROOK Terrace, Calgary T3M 2X6

MLS®#: **A2190878**

Area: **Cranston**

Listing Date: **01/31/25**

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,573 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,798**
Low Sqft:
Ttl Sqft: **1,798**

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 7`6"
Foyer	Main	7`6" x 10`7"
Living Room	Main	10`6" x 12`8"
4pc Ensuite bath	Second	6`9" x 10`6"
Family Room	Second	19`0" x 14`0"
Bedroom	Second	9`11" x 9`6"

Room	Level	Dimensions
Dining Room	Main	8`5" x 12`11"
Kitchen	Main	11`0" x 16`2"
4pc Bathroom	Second	4`11" x 8`1"
Bedroom	Second	9`11" x 9`8"
Laundry	Second	5`0" x 7`7"
Bedroom - Primary	Second	11`11" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811942

Zoning:
R-G

Remarks

Pub Rmks:

Situated on a quiet cul-de-sac in the prestigious community of Riverstone, this meticulously cared-for home boasts nearly 1,800 square feet of thoughtfully designed living space. Just steps from the breathtaking Cranston escarpment and the Bow River, it offers a perfect blend of tranquility and modern convenience. Every detail has been carefully curated, with upgraded lighting, custom window treatments, and stylish built-in features throughout. The bright and timeless kitchen serves as the heart of the home, featuring a large island, quartz countertops, and premium stainless-steel appliances, including a gas range. The open layout seamlessly connects the kitchen to the dining and living areas, creating an inviting space for entertaining and daily living. A half-level up, a sunlit bonus room with vaulted ceilings and expansive windows provides a versatile space for relaxation or play. Upstairs, the primary suite offers a serene retreat with a walk-in closet and spa-inspired ensuite complete with dual sinks, a walk-in shower, and ample storage. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The unfinished basement presents endless possibilities for customization, with rough-ins for a bathroom and plenty of room for a gym, media area, or extra bedroom. Step outside to your newly upgraded private backyard oasis, featuring a large tiered deck, pergola, privacy screens, and a gas line for your BBQ—with plenty of additional green space, perfect for summer gatherings. Set on a family-friendly street close to schools, parks, and amenities, and just minutes from Fish Creek Park and the Bow River, this home offers an unmatched lifestyle opportunity. Don't miss your chance to experience all that Riverstone has to offer!

Inclusions:
Property Listed By:

N/A
Charles

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







