



THE
A-TEAM

**RE/MAX
FIRST**

356 CRANBROOK Square, Calgary T3M 3K8

MLS®#: **A2192874** Area: **Cranston** Listing Date: **03/22/25** List Price: **\$499,000**
 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: **1,771**
 Low Sqft:
 Ttl Sqft: **1,771**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Water Heater,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Low Flow Plumbing Fixtures,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`3" x 7`5"
Kitchen	Main	15`7" x 9`10"
Office	Main	8`1" x 10`4"
4pc Bathroom	Second	8`1" x 4`11"
Bedroom	Second	9`5" x 12`10"
Bedroom - Primary	Second	12`10" x 13`4"

Room	Level	Dimensions
Dining Room	Main	7`5" x 10`4"
Living Room	Main	18`3" x 13`2"
Furnace/Utility Room	Main	3`3" x 12`3"
4pc Ensuite bath	Second	11`0" x 4`11"
Bedroom	Second	9`5" x 12`7"
Bonus Room	Third	18`3" x 17`0"

Legal/Tax/Financial

Condo Fee:
\$269

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310016**

Remarks

Pub Rmks: **Welcome to this STUNNING CORNER UNIT townhome in the highly sought-after area in the Cranston community Riverstone! Modern design, FUNCTIONAL LAYOUT, and PRIME LOCATION all come together for the ultimate living experience. The SPACIOUS, OPEN-CONCEPT MAIN FLOOR features large windows for natural light and a stylish kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, PANTRY & DINING AREA—perfect for entertaining or everyday living. The SECOND FLOOR offers TWO GOOD-SIZED BEDROOMS, a FULL BATH, CONVENIENT LAUNDRY, and the LUXURIOUS KING-SIZED PRIMARY BEDROOM with a SPA-LIKE ENSUITE and WALK-IN CLOSET, providing a peaceful escape. The VERSATILE THIRD LEVEL RETREAT boasts a BONUS ROOM leading to a PRIVATE, EXPANSIVE PATIO with PANORAMIC NATURE VIEWS—ideal for relaxing, entertaining, or stargazing. The FENCED BACKYARD is perfect for your hammock, veggie garden, dog run, or patio set. You'll enjoy DIRECT ACCESS TO THE BOW RIVER, beautiful parks, ponds, and pathways. PRIME LOCATION just steps from a playground, South Health Campus, top-tier dining, shopping, entertainment, and the famous YMCA. Residents have exclusive access to the CRANSTON RESIDENTS ASSOCIATION at Century Hall, offering a skating rink, splash park, playground, tennis, and basketball courts. Built with QUALITY CRAFTSMANSHIP and TIMELESS DESIGN, this master-planned community is perfect for ALL GENERATIONS. Don't miss out—BOOK YOUR PRIVATE VIEWING TODAY!**

Inclusions: **See Appliances**
Property Listed By: **RE/MAX iRealty Innovations**

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







