



THE
A-TEAM

**RE/MAX
FIRST**

106 CRANBROOK Square, Calgary T3M3E3

MLS® #: **A2194129** Area: **Cranston** Listing Date: **02/19/25** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,526**
 Low Sqft:
 Ttl Sqft: **1,526**

Access:
 Lot Feat: **Back Yard,City Lot**
 Park Feat: **Assigned,Stall,Titled**

DOM

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`6" x 13`7"	Dining Room	Basement	14`2" x 13`3"
2pc Bathroom	Main	3`4" x 7`1"	Furnace/Utility Room	Main	2`5" x 12`7"
3pc Ensuite bath	Second	7`1" x 2`0"	Bedroom - Primary	Second	14`3" x 13`7"
Bedroom	Second	14`3" x 10`3"	4pc Bathroom	Second	5`0" x 8`1"
Family Room	Third	14`2" x 17`0"			

Legal/Tax/Financial

Condo Fee:
\$274

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2010142**

Remarks

Pub Rmks: **Say YES, to this address! 106 Cranbrook Square SE, An exceptional modern open concept 2-bedroom home located in Cranston's ZEN Riverstone, a highly sought after community on the edge of the Bow River offering stunning views & gorgeous walking paths. You will love the upgrades & design choices in this 3-storey townhome with a private rooftop terrace. The master bedroom features a 3pc ensuite bath with standing glass shower & dual his-and-hers closets providing lots of storage space. Luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters & SS Appliances. Air Conditioned to keep you comfortable on hot summer days. The three-floor layout is perfect for creating different spaces within the home, the top-level room is a cozy retreat with lots of natural light, which could be used as a family room, workout space, home office or space for guests, with the bonus of a Private Patio with gorgeous views. Your own private yard completely fenced with space for a small garden & a patio set. This is a Pet friendly complex with board approval. Being part of the Cranston Residents Association, you will enjoy the skating rink, splash park, playground, tennis & basketball courts. This home is the perfect location, there is a playground just steps away and so close to South Health Campus, restaurants, shopping, theatres, parks, pathways, & the best YMCA. Nature Lovers will enjoy the walking/biking trails in Fish creek park and the Bow River. Plus, very easy access to Deerfoot & Stoney Trail. Don't wait - Book your appointment today!**

Inclusions:
Property Listed By: **Wall Mounted Swivel TV Bracket
TREC The Real Estate Company**

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











