



THE
A-TEAM

**RE/MAX
FIRST**

31 CRANBROOK Terrace, Calgary T3M 2X6

MLS®#: **A2197469**

Area: **Cranston**

Listing Date: **02/26/25**

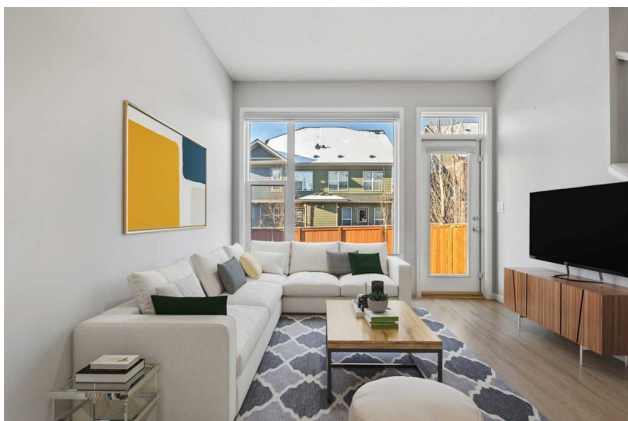
List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **1,823**

Low Sqft:

Ttl Sqft: **1,823**

Lot Information

Lot Sz Ar: **3,013 sqft**

Lot Shape:

DOM

1

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**

Int Feat: **Double Vanity,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

1811942

Zoning:

R-G

Remarks

Pub Rmks: **Welcome to this beautiful 3-bedroom, 2.5-bathroom home with a single attached garage, located in the sought-after, family-friendly community of Cranston's**

Riverstone. From the moment you step inside, you'll be greeted by a thoughtfully designed interior that combines style, comfort, and functionality. The main floor features elegant luxury vinyl flooring, creating a seamless and inviting space. The kitchen is truly the heart of this home, equipped with modern stainless steel appliances, full-height cabinets, quartz countertops, and a spacious kitchen island are complemented by upgraded lighting, making this kitchen a dream for both cooking and entertaining. The pantry offers ample storage for all your essentials. The dining and living rooms flow effortlessly together, bathed in natural light from a large window that overlooks your fully fenced backyard. This bright and open space is perfect for family gatherings or quiet evenings at home. Head upstairs to find a spacious family room, highlighted by a large window that creates a cozy atmosphere, ideal for movie nights or relaxation. The primary suite is a luxurious retreat, featuring a massive walk-in closet with plenty of storage space and a 5-piece ensuite bathroom complete with double vanities, quartz countertops, and tiled flooring. Two additional bedrooms offer versatility, making them perfect for children, guests, or a home office. The upper-level 4-piece bathroom provides extra convenience with a vanity cabinet for additional storage. The backyard is designed for outdoor enjoyment, featuring an exposed aggregate concrete pad for seating and plenty of space for summer BBQs and family fun. unfinished basement offers endless potential—create a family room, a home gym, or even a personal office. Cranston's Riverstone offers more than just a home—it's a lifestyle. Surrounded by breathtaking natural beauty, the community provides scenic walks along the river, serene fishing spots, and lush greenery that creates a peaceful environment. The vibrant community hall is a hub of activity, featuring farmers' markets, an outdoor skating rink, a waterpark, and an indoor gymnasium, ensuring entertainment and engagement for the whole family. Conveniently located near Deerfoot Trail and Stoney Trail, commuting is effortless, giving you quick access to the city and beyond. The area is also close to a variety of shops and stores, making day-to-day errands a breeze. Families will appreciate the proximity to both public and Catholic elementary schools as well as junior high schools, providing excellent educational options for children. Don't miss this opportunity to own a piece of Cranston's Riverstone. Schedule your showing today through ShowingTime and make this incredible home yours!

Inclusions:

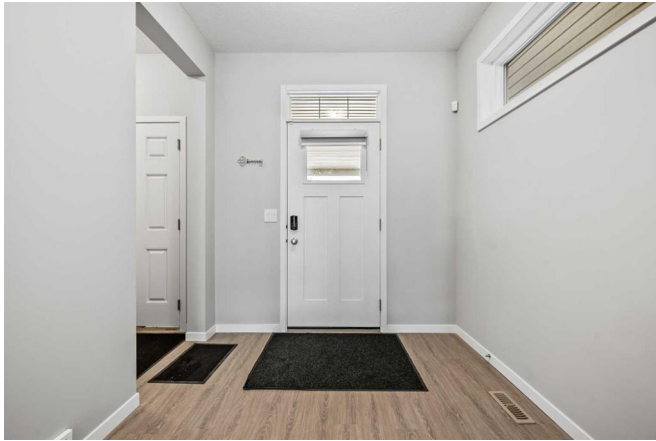
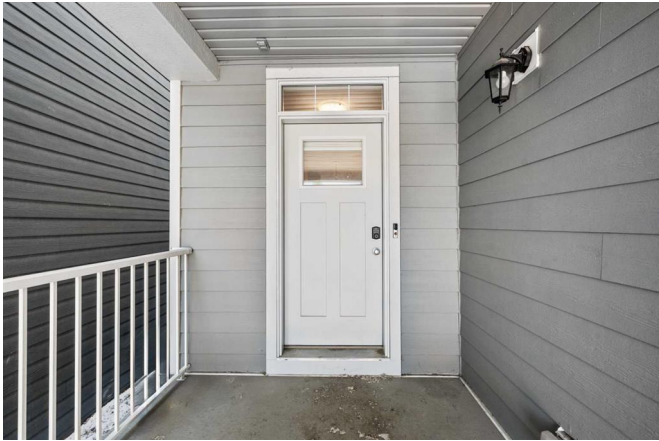
Property Listed By:

None

eXp Realty

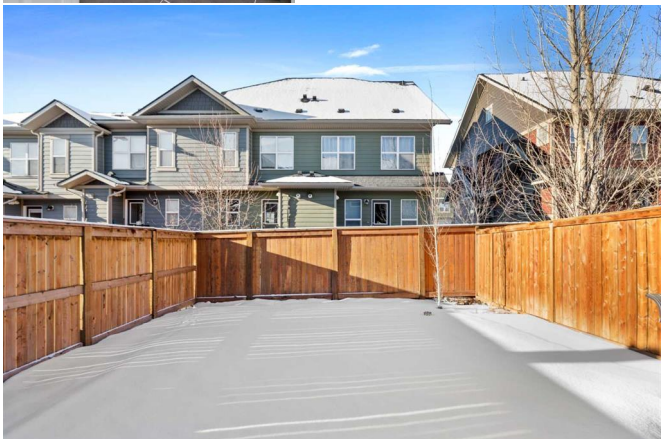
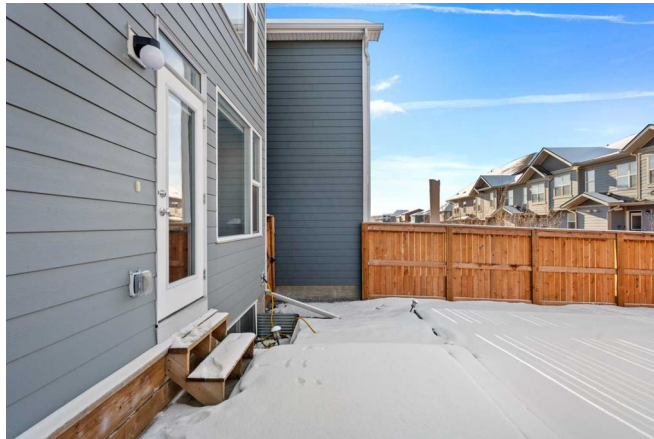
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













31 Cranbrook Terrace SE, Calgary, AB
 Main Floor: Exterior Area 732.02 sq ft
 Interior Area 865.03 sq ft
 Excluded Area 263.50 sq ft



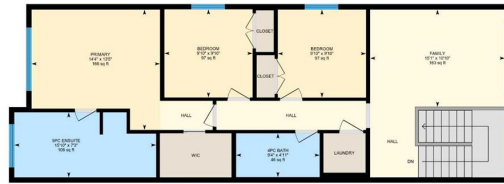
PREPARED: 2025/01/08



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

31 Cranbrook Terrace SE, Calgary, AB

1st Floor Exterior Area 1081.93 sq ft
Interior Area 1003.87 sq ft



PREPARED: 2025/01/08



While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.