



THE
A-TEAM

**RE/MAX
FIRST**

109 CRANBROOK Walk, Calgary T3M 2V5

MLS® #: **A2202465**

Area: **Cranston**

Listing Date: **03/20/25**

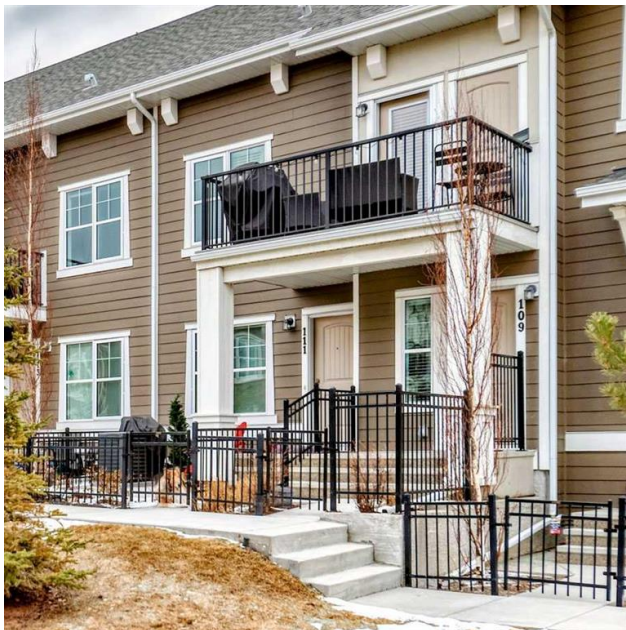
List Price: **\$384,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **863**
Low Sqft:
Ttl Sqft: **863**

DOM

31
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

Landscaped

Enclosed,Garage Door Opener,Paved,Single Garage Attached

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame

Flooring:
Carpet,Tile,Vinyl

Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> <u>Legal/Tax/Financial</u> | <u>Level</u> | <u>Dimensions</u> |
|------------------------------------|---|--|---|------------------------|-------------------|
| Condo Fee: \$272 | | Title: Fee Simple Fee Freq: Monthly | | Zoning: M-X1 | |
| Legal Desc: | 1811157 | | Remarks | | |
| Pub Rmks: | Open House! Saturday, April 19th, 2025, from 1:00 PM to 3:00 PM. Beautiful UPPER UNIT - 2 bedroom 1 bathroom in the heart of Cranston's Riverstone - Welcome home to 109 Cranbrook Walk SE! This modern open-concept unit is bright & spacious with large windows and vaulted ceilings. The gourmet kitchen flows seamlessly into the living/dining areas and features quartz countertops, stainless steel appliances, ample cabinetry & large center island with seating. The private west-facing balcony with courtyard views is just steps from the living space and includes a gas hookup - perfect for everyday living & entertaining! Down the hall, you will find the spacious primary bedroom with a walk-in closet showcasing beautiful built-ins. The second bedroom and 4-piece bathroom with a soaker tub and stacked washer/dryer complete this unit. Downstairs you will find the single attached garage with built-in shelving with additional parking available throughout the complex. Offering a prime location on the edge of the Bow River you can enjoy river walks along the nearby pathways, local parks/playgrounds, and minutes to Cranston/Seton amenities. Easy access to Deerfoot/Stoney Tr to get to all the places you need to go! Additional features include central air conditioning & well-maintained pet-friendly complex. Don't miss out on convenient riverside living - Book your viewing today! | | | | |
| Inclusions: Property Listed By: | None RE/MAX First | | | | |

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









