



THE
A-TEAM

**RE/MAX
FIRST**

859 CRANSTON Avenue, Calgary T3M 2V5

MLS®#: **A2166004**

Area: **Cranston**

Listing Date: **09/16/24**

List Price: **\$609,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,061**
Low Sqft:
Ttl Sqft: **2,061**

DOM

3

Layout

Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`8" x 5`11"	Foyer	Main	8`3" x 5`8"
Living Room	Main	13`10" x 21`3"	Furnace/Utility Room	Main	4`5" x 3`10"
2pc Bathroom	Second	5`5" x 5`8"	Dining Room	Second	17`3" x 9`1"
Kitchen	Second	11`4" x 14`10"	Living Room	Second	13`10" x 17`6"
Furnace/Utility Room	Second	5`7" x 3`0"	3pc Ensuite bath	Third	5`0" x 7`10"
4pc Bathroom	Third	4`11" x 7`11"	Bedroom	Third	8`5" x 11`10"
Bedroom	Third	8`6" x 17`10"	Bedroom - Primary	Third	13`9" x 14`11"

Condo Fee:
\$349

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **2311027**

Remarks

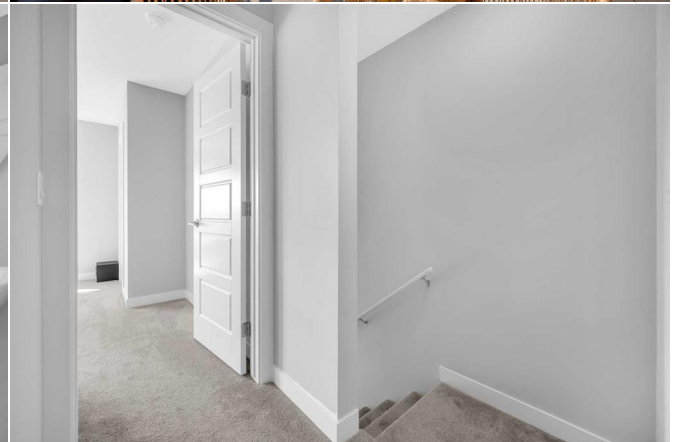
Pub Rmks: **Welcome to this stunning condo in Cranston's RIVERSTONE! This spacious 2000+ sq ft. home features 3 bedrooms, 1 ensuite, a 4-piece bathroom, and 2 half bathrooms. Upon entering, you'll be greeted by a charming double private entry leading into a versatile flex space. This area is perfect for a variety of uses, including a home business income. The unique space includes a 2-piece bathroom, separate furnace, 10' ceilings, and is ideally suited for an at-home salon—whether hair, lash, or nail studio—or a private home office where you can comfortably host clients. It also serves as an excellent guest bedroom, accommodating visiting family and friends or students or convert it to legal bachelor suit. The possibilities are endless! The main level boasts an open layout with a living room, dining area, and a chef's dream kitchen featuring quartz countertops, stainless steel appliances, and a large island. A balcony with a BBQ gas line offers a perfect spot for summer gatherings. Upstairs, the primary suite offers a 3-piece ensuite and walk-in closet. Two additional bedrooms both have one 4-piece ensuite and walk-in closet. A convenient laundry room is also on this level. Located in the desirable Cranston's Riverstone community, this home is close to schools, the Seton Urban District, and offers easy access to Deerfoot and Stoney Trails. Enjoy nearby walking and bike paths and the beauty of Fish Creek Park. Schedule your viewing today and don't miss out on this incredible home!**

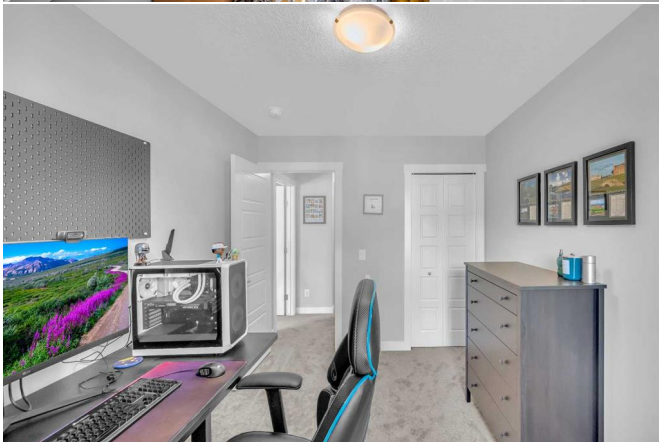
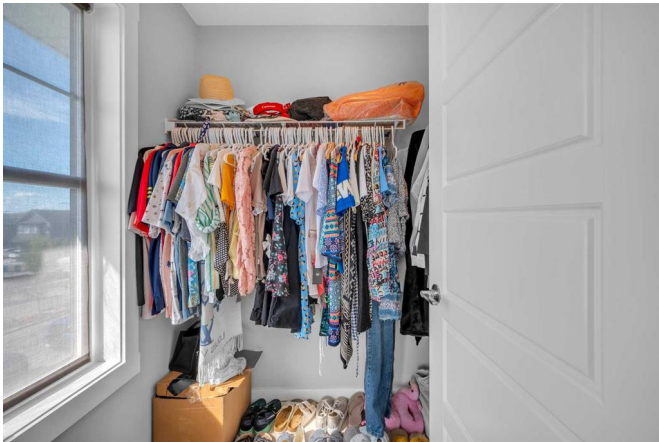
Inclusions:
Property Listed By: **N/A**
eXp Realty

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











859 Cranston Ave SE, Calgary, AB

Top Floor Exterior Area 759.87 sq ft
Interior Area 956.16 sq ft



PREPARED: 2024/09/14



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

859 Cranston Ave SE, Calgary, AB

Upper Floor Exterior Area 778.56 sq ft
Interior Area 716.94 sq ft



PREPARED: 2024/09/14



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859 Cranston Ave SE, Calgary, AB

Main Floor Exterior Area 522.20 sq ft
Interior Area 470.16 sq ft
Excluded Area 397.71 sq ft



PREPARED: 2024/09/14



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