



THE
A-TEAM

**RE/MAX
FIRST**

867 CRANSTON Avenue, Calgary T3M 2V5

MLS®#: **A2182401** Area: **Cranston** Listing Date: **12/05/24** List Price: **\$500,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Jan** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,465**
 Low Sqft:
 Ttl Sqft: **1,465**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Game Room	Main	13`0" x 10`4"	Living Room	Second	11`11" x 17`1"
Dining Room	Second	7`7" x 13`8"	Kitchen	Second	13`5" x 13`10"
2pc Bathroom	Second	4`11" x 4`11"	Bedroom - Primary	Third	11`7" x 13`8"
4pc Bathroom	Third	7`7" x 4`10"	3pc Bathroom	Third	9`2" x 4`10"
Bedroom	Third	14`10" x 8`3"	Bedroom	Third	9`7" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$308

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **2310985**

Remarks

Pub Rmks: **Welcome to Riverstone at Cranston—a serene and sought-after community where modern living meets natural beauty. This 2023-built townhome is a rare find, offering 3 well-appointed bedrooms, 2.5 baths, and a spacious double attached garage, all designed with functionality and style in mind. Step inside to discover a thoughtfully designed layout. The main level features a versatile flex room, perfect for a home office, gym, or hobby space. Upstairs, the open-concept living area boasts a bright and airy kitchen with modern finishes, a cozy living room, and a dining space ideal for entertaining or family dinners. Retreat to the upper floor, where you'll find the private primary suite complete with an ensuite bathroom and walk-in closet, along with two additional bedrooms for family or guests. Situated in the heart of Riverstone at Cranston, this home is a haven for outdoor enthusiasts and families alike. Just steps away from the tranquil Bow River, you'll find some of the best fishing spots Calgary has to offer. Explore the extensive network of walking and biking trails, lush parks, and green spaces that surround the community. Kids will love the nearby playground, and you'll appreciate the peaceful, family-friendly atmosphere that makes this neighborhood so special. This is your opportunity to embrace modern living in a picturesque natural setting. Schedule your showing today and experience the best of Riverstone at Cranston!**

Inclusions: **N/A**
Property Listed By: **Renzo Real Estate Inc.**

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













