

## 867 CRANSTON Avenue, Calgary T3M 2V5

Sewer:

A2182401 List Price: **\$520,000** MLS®#: Area: Cranston Listing 12/05/24

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 2023 Year Built: Abv Saft:

Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1.465 Lot Shape:

Access:

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

DOM

1,465

16 Layout

Beds:

3 (3) 2.5 (2 1) Baths: 3 Storey

Style:

<u>Parking</u>

Ttl Park: 2 2 Garage Sz:

## Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating: Forced Air **Wood Frame** 

Flooring:

Ext Feat: Balcony Carpet, Ceramic Tile, Vinyl Plank

> Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Kitchen Island, Walk-In Closet(s)

Int Feat: **Utilities:** 

Room Information

Legal/Tax/Financial

Level Room **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" 4`11" x 4`11" 2pc Bathroom Second **Bedroom - Primary** Third 11`7" x 13`8" Third 7`7" x 4`10" 9`2" x 4`10" 4pc Bathroom 3pc Bathroom Third **Bedroom** Third 14`10" x 8`3" **Bedroom** Third 9`7" x 8`3"

Condo Fee: Title: Zoning: \$308 Fee Simple M-X1
Fee Freq:

Monthly 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:

Property Listed By: Renzo Real Estate Inc.

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

















