



**867 Cranston Avenue SE
Calgary, Alberta**

MLS # A2182401



\$520,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,465 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

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!