



**GRASSROOTS**  
REALTY GROUP

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**855 Cranston Avenue SE**  
**Calgary, Alberta**

**MLS # A2195720**



**\$589,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Any furniture can be negotiable for sale. Seperate from offer.

Have you been looking for the perfect property to design a professional office space with it's own separate entrance? Maybe set up a home gym or personal office space. Design a cool home theatre and games room! Pool table, ping pong or gaming area? Art studio? Kids play room? Endless opportunities are at your fingertips. The lower level has it's own furnace and heating stysem along with 10 FOOT CEILINGS! This could be the one for you! Welcome to this fantastic townhome nestled in beautiful Cranston Riverstone. Featuring over 2000 square feet of living space with a double ATTACHED garage! Situated beside a massive green space and park! Miles of walking and biking paths just minutes from the River Valley. This luxury townhome feels like an inner city infill. Spacious main floor is complimented with a beautiful kitchen for cooking and entertaining with a huge island with ample cabinets and storage. Your large dining area can easily fit an 8 or 10 person table. This floor is flooded with natural light along with a wonderful living room area. Enjoy evening BBQ's and lots of sunshine on the front deck . Upstairs offers 2 large bedrooms that feature your very own en-suites in each bedroom! The master has a large shower while the second bedroom features a full tub/shower. Your laundry area is also on the top level with additional shelving and storage. This lovely home will accommodate so many different lifestyles. Young families, couples, single owners, roommates, or business professionals that work from home or want to incorporate a business space. The lower level can be used as a functional bedroom with it's own bathroom and en-suite. Beautiful location for summer and winter walks along the river. Welcome to Cranston Riverstone. Call to set up a private viewing to make this beautiful property your home today!

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