



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

867 Cranston Avenue SE
Calgary, Alberta

MLS # A2204583



\$539,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,477 sq.ft.	Age:	2023 (2 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: TV wall mount

OPEN HOUSE SUN. APRIL 20th 2-4PM!! Fully developed 3 Story townhome with NUMEROUS UPGRADES, CENTRAL AC, FULL DOUBLE ATTACHED GARAGE. WEST FACING WITH NO NEIGHBORS DIRECTLY IN FRONT OR BEHIND! 3 Beds plus flex room, 2.5 baths, and a functional floor plan! As you enter this sunny sun filled and well maintained 2023 built town home you will be greeted with high ceilings, modern wide plank flooring, and numerous builder upgrades throughout. The entry level features a spacious flex room that is perfect for a home office or games room. The main floor is a modern open concept layout with numerous windows that feature MOTORIZED BLINDS, a bright white kitchen accented with stainless steel appliances, plenty of cabinets including pot drawers, and ample counterspace with the sleek stone fitted countertop island. There is a dedicated space for a dinning room, as well as a spacious family room with direct access to the sunny WEST facing patio complete with a gas line for evening BBQ's. The top floor provides 3 generous sized bedrooms including a primary retreat complete with a ensuite bath and walking in closet. Another full bath and laundry complete this level. This home is in a prime location with parks across and behind you, steps to the river and walking paths, easy access to numerous amenities, transit, major road ways. Full double attached garage, recently serviced furnace, plenty of street parking, and a well run condo board in the prestigious Riverstone section of Cranston. Available for quick possession