



869 Cranston Avenue SE
Calgary, Alberta

MLS # A2320636



\$486,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,468 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, On Street		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Blinds, Ecobee Thermostat & Doorbell Camera		

Welcome to Cranston Retreat Riverstone, where nature is at your doorstep, with Fish Creek Park and the Bow River pathway systems mere steps from your door. This home is immaculate and one of the larger 2-bedroom/2 Bath units. It offers 1,468 SF of living space, 2 generously sized primary suites, an attached double garage, and Central AC for those hot summer days. Main-level access from the garage welcomes you to a multipurpose room - a perfect place for a home office space, exercise area, media room or family room. Ascend to the open-concept second floor, where you will find laminate flooring throughout, a chef's kitchen with sleek white cabinetry, a large triple door pantry, upgraded stainless steel appliances including a new gas stove, under-cabinet lighting, gorgeous Quartz countertops, an oversized island, and access to the sunny west-facing balcony opening to the living room/dining room, making this the perfect space for entertaining friends and family. You will also find a powder room to complete this space. The upper level offers 2 primary bedrooms, each with a walk-in closet, one with a 3-piece ensuite bath, the other with a 4-piece ensuite bath, and also on the upper level, a conveniently located laundry room. Zero exterior maintenance living will let you lock up and leave without a worry about snow removal or lawn cutting - this home is perfect for any season. Book your showing today!