

859 Cranston Avenue SE  
Calgary, Alberta

MLS # A2166004



## \$609,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,062 sq.ft.	<b>Age:</b>	2023 (1 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>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning condo in Cranston's RIVERSTONE! This spacious 2000+ sq ft. home features 3 bedrooms, 1 ensuite, a 4-piece bathroom, and 2 half bathrooms. Upon entering, you'll be greeted by a charming double private entry leading into a versatile flex space. This area is perfect for a variety of uses, including a home business income. The unique space includes a 2-piece bathroom, separate furnace, 10' ceilings, and is ideally suited for an at-home salon—whether hair, lash, or nail studio—or a private home office where you can comfortably host clients. It also serves as an excellent guest bedroom, accommodating visiting family and friends or students or convert it to legal bachelor suit. The possibilities are endless! The main level boasts an open layout with a living room, dining area, and a chef's dream kitchen featuring quartz countertops, stainless steel appliances, and a large island. A balcony with a BBQ gas line offers a perfect spot for summer gatherings. Upstairs, the primary suite offers a 3-piece ensuite and walk-in closet. Two additional bedrooms both have one 4-piece ensuite and walk-in closet. A convenient laundry room is also on this level. Located in the desirable Cranston's Riverstone community, this home is close to schools, the Seton Urban District, and offers easy access to Deerfoot and Stoney Trails. Enjoy nearby walking and bike paths and the beauty of Fish Creek Park. Schedule your viewing today and don't miss out on this incredible home!