



**853 Cranston Avenue SE**  
**Calgary, Alberta**

**MLS # A2012601**



**\$505,500**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2023 (0 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>	Back Lane, Landscaped, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 266
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Cal Zone SE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Offering 3 fully finished levels and zoned for commercial use on the lower level. 3 bedrooms, 4 bathrooms, an attached double garage and ample street parking right outside of your front door. This home boasts an unique opportunity to work from home and have a separate living space. Open concept main floor with large kitchen island flows nicely into the dining and living room and west facing balcony to enjoy the beautiful sunsets. Upstairs is 3 large bedrooms complete with a walk in closet and en suite bathroom, main bathroom and upper laundry. 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. Situated in the desired community of Riverstone, Fish Creek Park and the Bow river are just steps away. Additionally, this brand new home offers Builder Warranty along with a 10 year Alberta New Home Warranty. \*\*Please note: the staged photos are taken from a showhome model and are not an exact representation of the property for sale.