

**883 Cranston Avenue SE**  
**Calgary, Alberta**

**MLS # A2176721**



**\$535,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** None

This modern townhome, known as the "Retreat in Cranston's Riverstone," is a true sanctuary for anyone seeking peace, tranquility, and breathtaking natural views. Perched on the top floor, this single-level, open-concept space brings elegance and spaciousness to life. At the heart of the home is a stunning kitchen featuring upgraded modern cabinetry, quartz countertops, an expansive island, an elegant backsplash, and contemporary lighting—perfectly suited for entertaining or casual family gatherings. The home boasts luxurious vinyl plank flooring throughout, enhancing its modern appeal. Moving through the home, with three generously sized bedrooms, each equipped with ample closet space. The master bedroom offers a spacious walk-in closet and a beautifully appointed ensuite bathroom. A second full bathroom and a conveniently located laundry room complete this living area. Stepping outside onto the spacious balcony or through the front door, it's open space to the main road. Cranston's Riverstone offers not only picturesque views but also convenient access to shopping, scenic bicycle and walking paths, and the nearby Bow River. With easy access to Deerfoot and Stoney Trail and proximity to the world's largest YMCA just ten minutes away, this home provides an exceptional blend of modern style and natural charm. Contact your preferred Realtor to explore this incredible opportunity!