

# \$1,375,000 - 699 Cranston Avenue Se, Calgary

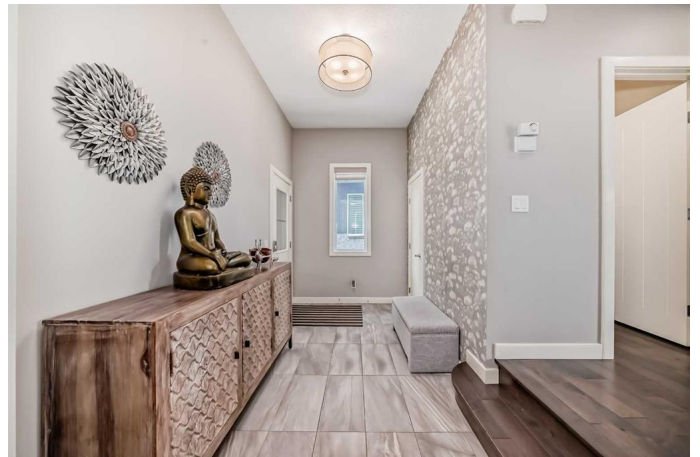
MLS® #A2186166

**\$1,375,000**

5 Bedroom, 4.00 Bathroom, 2,758 sqft  
Residential on 0.13 Acres

Cranston, Calgary, Alberta

**RIVERSTONE FRENCH COUNTRY SANCTUARY.** This Calbridge-built estate home backs onto a gorgeous greenspace in the prestigious community of Riverstone. It's just a short, pleasant walk to the tranquil Bow River pathway. Offering 3,700 sq. ft. of meticulously designed, family-oriented living space, this residence combines timeless warmth and elegance with modern luxury, creating a welcoming family retreat. Arrive to French Country curb appeal, complete with a triple-attached garage and a backyard view filled with nature. Step across the threshold and embrace tranquility. The open main floor unfolds beautifully, inviting you to gather with loved ones and create lasting memories. This space is perfect for cozy evenings by the glow of the river rock fireplace, with integrated ambient music playing softly in the background as you enjoy laughter and shared stories. The heart of this home, the gourmet kitchen, is an invitation to gather for meals and conversations. It's a space where culinary creativity knows no bounds. Gather for stories around the crackling fire in the outdoor wood-burning fireplace, under a sky frequently filled with the Northern Lights. This is more than just a home; it's a sanctuary. Three generously sized upper bedrooms offer slumber and serenity for everyone in the family. The primary suite is a haven of tranquility. Sink into a luxurious soaker tub in your spa-inspired ensuite, surrounded by the elegance of double vanities and a



glass-enclosed shower with a soothing pebble-stone floor. A beautifully appointed four-piece bath serves the remaining bedrooms, ensuring comfort for all. The oversized sunken bonus room is the perfect spot for an evening movie with the kids. The fully finished walk-out basement is a versatile space, ready for quality time with family and friends. A sleek wet bar, complete with a bar fridge, invites you to unwind and entertain. Gather around the warmth of the second stone-facing gas fireplace on movie nights, or host game day gatherings. A fifth bedroom provides a private retreat for guests or teens, while heated floors in the basement bathroom add a touch of luxury. With direct access to the charming outdoor fireplace, this level seamlessly blends indoor and outdoor living, creating an ideal space for relaxation and entertainment. Nestled in the natural ribbon belt of paths and greenspaces in the family-friendly community of Cranston Riverstone, the natural beauty of the Bow River and a multitude of parks beckon a connection with nature, just steps from your doorstep. This French Country estate home offers a life of sophistication and comfort, with a deep connection to the beauty in nature that surrounds you. FEATURES:

#BacksGreenspace #WalkoutBasement  
#IrrigationSystem #AirConditioned  
#3CarGarage #OutdoorFireplace #Storage  
#BowRiverPathways #EstateHome  
#OpenConcept #RiverstoneOfCranston

Built in 2014

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2186166    |
| Price     | \$1,375,000 |
| Bedrooms  | 5           |
| Bathrooms | 4.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,758       |
| Acres          | 0.13        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 699 Cranston Avenue Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2J5                |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park                                                                                             |
| Parking Spaces | 6                                                                                                           |
| Parking        | Triple Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized |
| # of Garages   | 3                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, See Remarks, Recessed Lighting, Sump Pump(s), Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings, Dryer, Gas Stove, Washer                                                                                      |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Outside                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                   |

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features BBQ gas line, Private Yard, Storage, Balcony, Fire Pit

Lot Description Backs on to Park/Green Space, Gentle Sloping, Landscaped, No Neighbours Behind, Rectangular Lot, Back Yard, City Lot, Front Yard, Garden, Greenbelt, Sloped Down, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Stucco, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed January 9th, 2025

Days on Market 83

Zoning R-G

HOA Fees 518

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX First

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