



THE
A-TEAM

**RE/MAX
FIRST**

699 CRANSTON Avenue, Calgary T3M 2J5

MLS®#: **A2181394**

Area: **Cranston**

Listing Date: **12/05/24**

List Price: **\$1,375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **5,619 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,758**
Low Sqft:
Ttl Sqft: **2,758**

DOM

16
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,City Lot,Front Yard,Garden,Gentle Sloping,Greenbelt,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot,Sloped Down,Treed Aggregate,Enclosed,Garage Door Opener,Insulated,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Fire Pit,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 5`7"
Foyer	Main	16`9" x 6`10"
Living Room	Main	16`0" x 14`0"
Office	Main	7`11" x 10`6"
5pc Ensuite bath	Second	15`3" x 10`4"
Bedroom	Second	10`8" x 13`1"

Room	Level	Dimensions
Dining Room	Main	15`1" x 11`5"
Kitchen	Main	22`8" x 11`0"
Mud Room	Main	5`5" x 9`11"
4pc Bathroom	Second	10`4" x 5`7"
Bedroom	Second	12`9" x 11`5"
Bedroom	Second	9`11" x 11`5"

Family Room	Second	15`6" x 15`6"	Laundry	Second	10`0" x 5`11"
Bedroom - Primary	Second	14`6" x 13`8"	Walk-In Closet	Second	10`0" x 6`5"
3pc Bathroom	Lower	9`5" x 4`11"	Cold Room/Cellar	Lower	9`9" x 3`4"
Bedroom	Lower	12`1" x 12`3"	Game Room	Lower	29`9" x 13`7"
Storage	Lower	16`3" x 8`9"	Furnace/Utility Room	Lower	13`6" x 10`9"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1313127**

Remarks

Pub Rmks: **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**

Inclusions: **Alarm System with Doorbell, Cameras and Contract, Storage Shed, Bicycle Stand, Tire Stand, Hose Stand, IKEA Cabinets in 1 bedroom up and 1 bedroom down,**
 Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











