



THE
A-TEAM

**RE/MAX
FIRST**

671 CRANSTON Avenue, Calgary T3M 2J5

MLS®#: **A2183992** Area: **Cranston** Listing Date: **01/13/25** List Price: **\$1,275,000**
 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: **5,844 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,094**
 Low Sqft:
 Ttl Sqft: **3,094**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Interior Lot,Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Central Vacuum**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| Kitchen | Main | 25`2" x 10`9" |
| Living Room | Main | 17`1" x 13`11" |
| Office | Main | 9`6" x 12`11" |
| 2pc Bathroom | Main | 9`4" x 7`4" |
| 5pc Ensuite bath | Upper | 19`3" x 9`11" |
| Laundry | Upper | 11`3" x 7`8" |

| Room | Level | Dimensions |
|--------------------------|--------------|------------------------|
| Dining Room | Main | 15`11" x 11`11" |
| Mud Room | Main | 6`8" x 8`11" |
| Foyer | Main | 8`1" x 11`4" |
| Bedroom - Primary | Upper | 15`6" x 13`8" |
| Walk-In Closet | Upper | 11`3" x 6`11" |
| Bedroom | Upper | 14`11" x 10`11" |

Bedroom
4pc Bathroom
Game Room
3pc Bathroom

Upper
Upper
Lower
Lower

11`3" x 11`8"
11`3" x 5`11"
28`2" x 44`6"
5`11" x 8`4"

Bedroom
Family Room
Other
Furnace/Utility Room

Upper
Upper
Lower
Lower

11`2" x 11`1"
15`0" x 18`5"
6`4" x 11`9"
14`10" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313127

Zoning:
R-G

Remarks

Pub Rmks:

STUNNING ESTATE HOME | WALK-OUT | BACKING ONTO A RAVINE | Fall in LOVE with this breathtaking 4-bedroom home in the desirable Cranston pocket of Riverstone. This home is all about combining LUXURY and FAMILY-COMFORT, offering 4,300 sq ft of meticulously designed living space. From the moment you step inside, you'll be impressed by the 16-FT VAULTED CEILINGS in the great room, OVERSIZED WINDOWS offering a serene RAVINE VIEW, a striking modern fireplace and EXPOSED BEAMS. The gourmet kitchen is a dream, featuring granite countertops, a LARGE ISLAND with seating for 4, premium stainless-steel appliances including a built-in wall oven and GAS COOKTOP. Spacious walk-in pantry, elegant BUTLER PANTRY, and functional MUDROOM with built-in bench and wall hooks. Bright and private MAIN FLOOR OFFICE can also be used as a study area, music room...what ever you need! Upstairs, the BONUS ROOM is bathed in natural light, offering the perfect for family movie nights, a play area, or a cozy retreat to unwind. The primary suite features a spa-like ensuite boasting dual vanities, a soaker tub, a glass-enclosed shower, and a walk-in closet. Three additional bedrooms ideal for family or guests. UPPER FLOOR LAUNDRY with closet, storage and sink complete the level. The WALK-OUT LOWER LEVEL is an entertainer's dream with a spacious recreation room, a custom wet bar, and room for a home gym or theatre. Step outside to enjoy the covered patio, fenced backyard, or upper deck, all while taking in the ravine views. Additional highlights include a HEATED TRIPLE-CAR garage, and AIR CONDITIONING. You'll love the proximity to the BOW RIVER PATHWAYS, parks, and schools. Quick access to Cranston's Century Hall with skating, splash park and more. Minutes to all the amenities you need in Seton, including the YMCA, South Health Campus, shopping, and dining. Don't miss this rare opportunity.

Inclusions:
Property Listed By:

**Built-in Sound System, Security System, Security Camera, Smart Doorbell, Sump Pump, Bar Fridge (utility room)
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











