



# 699 CRANSTON Avenue Calgary Alberta

\$1,400,000

Beat the heat this summer with this stunning ESTATE HOME that is walking distance to the BowRiver. A home located in SOUGHT-AFTER Cranston RIVERSTONE w/ UPGRADES GALORE has over 3700 sq.ft of TOTAL Living Space + is READY for its new owners. TRIPLE Attached garage + superb CURB APPEAL: THIS HOME WILL NOT LAST! Tiled entry w/ Front Office/Den area leading into an EXQUISITE, OPEN CONCEPT style Kitchen + Living area. UPGRADED appliances, QUARTZ counters, walk through pantry w/ coffee/bar area also LEADING you into a CUSTOM BUILT Mudroom w/ Storage. A large central island w/ seating for 3 - PERFECT for the busy family. LIVING room has STUNNING fireplace creating an AMBIENCE of WARMTH throughout the room! The Dining area can fit the WHOLE FAMILY w/ access out to the DECK making entertaining a TRUE EXPERIENCE. Upstairs are 4 BEDS including a MASTER SPA-like suite w/ double vanities, SOAKER tub, glass shower w/ 10mm glass & ROCK pebbled floor. Convenient laundry room w/ more storage + sink, + another gorgeous 4 piece bath. Basement w/ WALK OUT is full + finished w/ wet bar & BAR FRIDGE, another STONE facing gas fireplace. A 5th bedroom perfect for the teenager or out of town guests and MORE STORAGE. Step out to a COVERED aggregate PATIO area + enjoy summer evenings sitting around the stone wood burning HUGE OUTDOOR FIREPLACE. Professionally landscaped, underground SPRINKLER system. Two Air Conditioning units, TWO Furnaces, heated floors in basement bathroom, storage shed, water softener are just a FEW MORE of the UPGRADES this home OFFERS. Cranston living at its finest!!! A FAMILY NEIGHBORHOOD close to schools, shopping, walking paths, the RIVER, + Fish Creek Park. A home like this CERTAINLY won't last LONG! (id:6769)

Family room 4.93 M x 4.65 M

Bedroom 3.73 M x 3.66 M

Storage 3.45 M x 1.78 M

Recreational, Games room 4.50 M x 4.37 M

3pc Bathroom 2.84 M x 1.50 M

Furnace 4.04 M x 3.25 M

Kitchen 4.34 M x 3.68 M

Pantry 1.75 M x 1.42 M

Other 3.02 M x 1.65 M

Primary Bedroom 4.40 M x 4.14 M

Bedroom 3.48 M x 3.02 M

Bedroom 3.45 M x 3.15 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Five Star Realty



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Living room 4.85 M x 4.24 M  
Dining room 4.55 M x 3.48 M  
Den 3.20 M x 2.41 M  
2pc Bathroom 2.41 M x .99 M

4pc Bathroom 3.18 M x 1.70 M  
Bonus Room 4.70 M x 4.70 M  
5pc Bathroom 4.65 M x 3.18 M