



## 699 Cranston Avenue Calgary Alberta

\$1,375,000

**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 ente...

4pc Bathroom 10.33 Ft x 5.58 Ft  
5pc Bathroom 15.25 Ft x 10.33 Ft  
Bedroom 12.75 Ft x 11.42 Ft  
Bedroom 10.67 Ft x 13.08 Ft  
Bedroom 9.92 Ft x 11.42 Ft  
Family room 15.50 Ft x 15.50 Ft

Cold room 9.75 Ft x 3.33 Ft  
Bedroom 12.08 Ft x 12.25 Ft  
Recreational, Games room 29.75 Ft x 13.58 Ft  
Storage 16.25 Ft x 8.75 Ft  
Furnace 13.50 Ft x 10.75 Ft  
2pc Bathroom 8.00 Ft x 5.58 Ft

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Laundry room	10.00 Ft x 5.92 Ft	Dining room	15.08 Ft x 11.42 Ft
Primary Bedroom	14.50 Ft x 13.67 Ft	Foyer	16.75 Ft x 6.83 Ft
Other	10.00 Ft x 6.42 Ft	Kitchen	22.67 Ft x 11.00 Ft
3pc Bathroom	9.42 Ft x 4.92 Ft		