

\$1,195,000 - 695 Cranston Avenue Se, Calgary

MLS® #A2068098

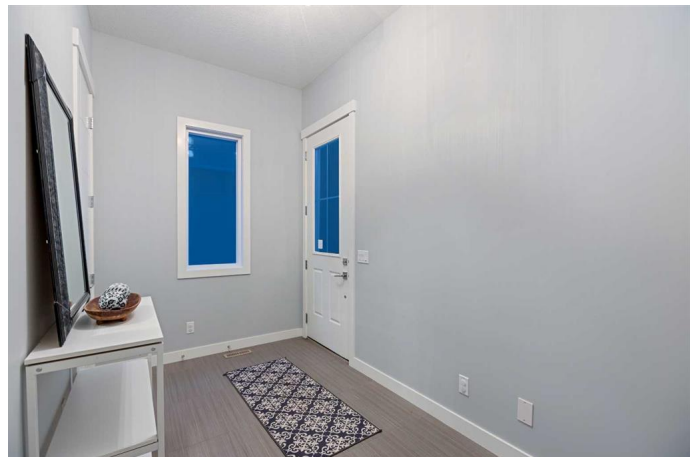
\$1,195,000

5 Bedroom, 4.00 Bathroom, 2,736 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Here's an AFFORDABLE, 2 STOREY EXECUTIVE Style home located in SOUGHT-AFTER Cranston RIVERSTONE that has 2736.19 Sq Ft + 1186.18 Sq Ft (a LEGAL SUITE (#9227) in Basement w/WALK-OUT) = A TOTAL of 3922.37 Sq Ft of LIVING SPACE!!! This LUXURIOUS HOME has a 28' X 23' INSULATED TRIPLE ATTACHED GARAGE, TRIPLE PANED WINDOWS allows NATURAL LIGHT coming in (cold out), + SUPERB CURB APPEAL w/LOW MAINTENANCE LANDSCAPING. UPGRADES incl/EXPANDED DECK, a 2ND KITCHEN SINK, + the Basement has a Legal Suite. The WELCOMING ENTRYWAY has TILED Flooring, 9' KNOCKDOWN CEILINGS, HARDWOOD FLOORING THROUGHOUT MAIN FLOOR, a 2 pc Bathroom, an OFFICE or DEN area leading into an OPEN CONCEPT FLOORPLAN w/KITCHEN, + Living area. The EXQUISITE KITCHEN has DARK BROWN CABINETRY, TILED BACKSPLASH, SS APPLIANCES incl/BUILT-IN OVEN, GAS STOVE TOP, a HUGE ISLAND that is also a BREAKFAST BAR that is CONVENIENT for the Busy Family, GRANITE COUNTERS, a COFFEE/BAR area w/BAR FRIDGE, a 5' X 4' BUTLER'S PANTRY, a 5' X 4' WALK-THROUGH PANTRY, + a 9' X 5' CUSTOM-BUILT MUDROOM w/STORAGE. The LIVING room has a 12' VAULTED CEILING, a



STUNNING STONE, ELECTRIC FIREPLACE creating an AMBIENCE of WARMTH throughout the room. The Dining area can fit the WHOLE FAMILY w/access out to the 31' x 9' DECK making ENTERTAINING a TRUE EXPERIENCE w/VIEWS of the GREEN SPACE. The METAL/WOOD Railings leading to the UPPER FLOOR, + Carpet will take you to the Bonus Room that has a 11' x 3' VAULTED CEILING. The PRIMARY Bedroom has a GENEROUS WALK-IN CLOSET, a SPA-LIKE 5 pc EN-SUITE w/DOUBLE Vanities, SOAKER Tub, BIG STANDING GLASS SHOWER, + Tiled Floor. There is the 2nd Bedroom, a 3rd Bedroom w/WALK-IN CLOSET, + a 4th Bedroom. There is also a 4 pc Bathroom, + CONVENIENT LAUNDRY ROOM w/STORAGE. The BRIGHT FULL, FINISHED Basement w/WALK OUT incl/Patio Door, HUGE WINDOWS allowing ABUNDANT LIGHT, it has a SEPARATE ENTRANCE through Garage, a 16' x 15' Family Room, a Lower Kitchen/Dining Area w/LIGHT CABINETRY, TILED BACKSPLASH, WHITE Microwave, + Refrigerator. A 4 pc Bathroom, a 5th bedroom w/WALK-IN CLOSET, also another LAUNDRY ROOM, + Utility Room w/DUAL FURNACES. This is PERFECT for a Rental Suite, or for the Teenager/Out of Town Guests, + STORAGE. A POTENTIAL \$1500.00/Mos. Rental Income COULD Net out \$346,000.00 towards Mortgage \$\$\$ at 6.24% + a 30 year term. Step out to a COVERED 32' x 9' PATIO area + enjoy summer evenings sitting around the 11' x 9' FIREPIT area. Professionally landscaped, underground SPRINKLER system. Cranston living at its finest!!! A FAMILY FRIENDLY NEIGHBORHOOD that is close to Schools, Shopping, Walking Paths, NEXT to FISH CREEK PARK, + BOW RIVER that is GREAT for fishing or enjoying NATURE. The

Community of Riverstone in Cranston has a FULL SIZED GYMNASIUM, SKATING RINK, SPLASH PARK, PLAYGROUND, TENNIS, + BASKETBALL COURTS. Close to Deerfoot Trail, + Stoney Trail. The Fall Guide for Community Programs in Supplements. An AMAZING area to live in!!!

Built in 2014

Essential Information

MLS® #	A2068098
Price	\$1,195,000
Sold Price	\$1,175,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,736
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	695 Cranston Avenue Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J5

Amenities

Amenities	Community Gardens, Recreation Facilities, Snow Removal
Parking Spaces	6
Parking	Aggregate, Enclosed, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2023
Date Sold	November 16th, 2023
Days on Market	55
Zoning	R-1s
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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