

# \$1,125,000 - 670 Cranston Avenue Se, Calgary

MLS® #A2164041

**\$1,125,000**

3 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

If you've been waiting for one of these highly sought after villas to be within reach, then your patience could be rewarded. With fewer than 40 units in the complex these homes do not become available on the open market very often and it's easy to see why. This particular unit was built to the highest standard and a testament to the virtuous foresight shown by Calbridge Homes when creating the Villas of Riverstone. The entire home has Huntwood cabinetry, including kitchen, all bathrooms and wet bar, which comprise dovetail wooden box design and soft close fittings. Throughout the property you will find custom built-ins, professionally installed draperies, hardwired sound system with multi-zone control, engineered hardwood and upgraded baseboards. The kitchen has dual built-in convection ovens. The smaller unit doubles as a microwave meaning you won't have to prioritize the importance between cabinet storage space. Instead you keep the storage and the aesthetic which is further enhanced by the elegant custom range hood. This home is climate controlled by a Honeywell multi-zone heating and cooling system. However, when you need it, the property has central air-conditioning to keep you cool and a gas fireplace to keep you warm, both of which are quality built by Lennox. The attached double garage has epoxy coated flooring and a side garage door opening system was installed to accommodate a car lift. The main floor is perfect for longterm



hassle-free living due to the thoughtful layout. In addition to the beautiful kitchen, spacious dining area and well appointed living room, the primary suite is located on the main level. Not only does the primary offer a luxurious 5-piece ensuite along with a large custom built walk-in closet, the sleeping area has been fitted with electronic blackout blinds for peace and privacy. To complete the main floor youâ€™ll find a conveniently placed office, laundry area, ample storage, tasteful powder room and access to the sunlit patio situated in the complexes manicured greenway. If you need more space the lower level awaits with 9ft ceilings, custom designed wet bar and huge media room for movie nights or when hosting friends to watch the "big game". When family comes to visit youâ€™ll be able to offer them privacy on the lower level with two generously sized bedrooms and full bathroom. If the family visit happens to be over the holidays you won't need to pull out the ladder because Gemstone Lighting has been added out front and can be turned on with just a few clicks. Properties of this caliber don't come up often, especially within a community offering all the amenities you want, surrounded by the natural beauty of Fish Creek Park, and with the allure found in the Villas of Riverstone. This property truly feels like a home, but offers maintenance-free living and convenience so the new owner(s) will have more time to enjoy the finer things in life. Condo fees cover ALL exterior maintenance and includes replacement of windows, roof & more.

Built in 2014

### **Essential Information**

MLS® #	A2164041
Price	\$1,125,000
Sold Price	\$1,075,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

### Community Information

Address	670 Cranston Avenue Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L8

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Garage Faces Front, Double Garage Attached, Enclosed, Front Drive, Secured

### Interior

Interior Features	Kitchen Island, Built-in Features, Closet Organizers, Double Vanity, Pantry, Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Convection Oven, Garage Control(s), Gas Range, Range Hood, Wine Refrigerator
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance
Lot Description	Landscaped, Greenbelt
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 11th, 2024
Date Sold	October 25th, 2024
Days on Market	44
Zoning	R-2M
HOA Fees	517.65
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.