

# \$1,275,000 - 731 Cranston Avenue Se, Calgary

MLS® #A2207519

**\$1,275,000**

5 Bedroom, 4.00 Bathroom, 2,747 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

~COME EXPERIENCE LUXURY - this well appointed WALKOUT in coveted CRANSTON's RIVERSTONE boasts nearly 4000 sq ft of EXECUTIVE living looking onto a natural greenspace. Located in a family friendly community with access to endless amenities, schools, parks and pathways. Featuring 5 Bedrooms, 3.5 Bathrooms, a main floor office and an upper bonus room - this home was curated with the entire family in mind. Noteworthy designer choices include ; wide plank hardwood floors, quartz counters, upgraded appliances, 9 ft ceilings, feature walls, upgraded lighting, free standing tub, steam shower, and elevated tile selections. As you enter the home you'll be greeted by a private foyer that leads to an impressive open design. Expansive windows span the back of the home allowing unobstructed views from the great room, kitchen, and dining. The epicurean kitchen offering size and functionality was thoughtfully designed with; full height cabinetry, an oversized island, a beverage station, butlers nook, and full sized pantry. The seamless connection of the dining area, great room, and kitchen are ideal for everyday enjoyment and entertaining. A convenient main floor office, powder room, and spacious mudroom complete the main level. Retreat to the upper level- you'll love the vaulted ceilings in the bonus room ideal for a media room, kids play/craft room, or teen hang out space. The primary suite is a generous size highlighted by



a spa- inspired ensuite complete with an oversized shower, dual vanities, and a free standing tub. The voluminous walk-in closet was creatively designed with custom builtins to ensure everything has its place. Intentionally situated at the back of the home, the primary suite presents breathtaking views and privacy. Three great sized bedrooms ( one with a walk-in closet), a full bathroom, and convenient upper floor laundry round out the upper level. The open design of the walkout level allows for the versatility of a games room, home gym, and TV area. A fifth bedroom, another full bathroom , and additional storage finish off the lower level. The outdoor space is equally as impressive, ideal for entertaining and enjoying the picturesque views while on the sizeable upper deck or lower covered patio. Imagine watching the kids run and explore or family yard games and snow forts- there are endless opportunities for year round enjoyment of this amazing backyard. Additional Notables; central AC, dual furnaces, EV charger, gemstone lights, and a triple garage with storage. This exquisite estate home couldn't be more perfect for a family~Welcome Home~

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207519    |
| Price          | \$1,275,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,747       |
| Acres          | 0.12        |
| Year Built     | 2017        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 731 Cranston Avenue Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2L9                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                         |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room, Mantle, Stone  |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco   |
| Foundation        | Poured Concrete                                    |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |
| HOA Fees       | 518             |
| HOA Fees Freq. | ANN             |

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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