



GRASSROOTS
REALTY GROUP

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184 Cranarch Circle SE
Calgary, Alberta

MLS # A2233671



\$975,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,873 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	All Flat Screen Televisions, Projector		

Discover this breathtaking home that exemplifies genuine pride of ownership. Spanning 4250 sq ft of beautifully developed living space, this residence is located on one of Cranston's most coveted streets. The home features a spacious Bonus Room and a Main Floor Study, as well as five bedrooms and 3.5 bathrooms. The open concept layout is perfect for modern living. The expansive gourmet kitchen is equipped with a gas cooktop and a double built-in oven, seamlessly flowing into your tranquil backyard—an ideal venue for entertaining. Step outside to the 244 sq ft Partially Covered Deck that overlooks a low-maintenance yard adorned with stunning trees, ensuring ample privacy. The professionally developed basement boasts top-notch finishes, including a Full Wet Bar, two additional bedrooms, a four-piece bathroom, and a captivating Star Ceiling feature. Conveniently situated just minutes away from essential amenities—shopping, dining, South Calgary Campus Hospital, schools, playgrounds, Fish Creek, bike paths, public transit, and main roads—this home offers an exceptional lifestyle within a vibrant community. The Cranston Residential Association enhances the neighbourhood by maintaining the 22,000 sq ft Century Hall Facility and the seven-acre outdoor park, alongside organizing various events, activities, and programs. Additional highlights of this remarkable home include a steam shower and heated floors in the master en-suite, a large walk-through pantry, a heated double-attached garage, central air conditioning, a convenient upstairs laundry, granite countertops throughout, and stunning hardwood flooring. Also, soak in and enjoy the nearby ridge, providing breathtaking views of the mountains and Bow River.

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