



GRASSROOTS
REALTY GROUP

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73 Cranarch Court SE
Calgary, Alberta

MLS # A2268470



\$784,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Hot Tub, Fridge & Freezer in Bsmt Storage Rm, Metal Storage Rack in Bsmt Storage Rm, TV Mounts x 4 (Bonus Rm, Garage, Deck, Bedroom)

This stunning ALBI Estate home in the heart of Cranston is a true showpiece, blending timeless craftsmanship with modern updates and luxurious comfort throughout. Set on a quiet, family-friendly circle with no through traffic, it greets you with a stucco exterior, exposed aggregate walkway and driveway, and beautifully manicured landscaping. Inside, the attention to detail is unmistakable—from the rich Acacia walnut hardwood flooring and 9-foot ceilings on the main level to the Alder cabinetry, high-end BOSCH appliances, elegant light fixtures, and custom Hunter Douglas blinds. The bright, open layout offers both style and functionality, with a spacious bonus room upstairs and three large bedrooms including a beautiful primary suite featuring a walk-in closet and a luxurious five-piece ensuite. The professionally developed basement adds even more living space with a fourth bedroom (also with a walk-in closet), a large family room with plumbing for a wet bar, and full-size windows that flood the area with natural light. Recent upgrades include new carpet and laminate flooring (2023) and a new hot water tank (2023), while the heated double garage is immaculate with epoxy floors, hot and cold water, a drain, and extra storage. The outdoor living space is equally impressive, featuring a large deck with privacy screening, a luxurious hot tub, permanent exterior soffit lighting, and an underground sprinkler system that keeps the yard lush and vibrant. Additional features include central air conditioning, a gas line for the BBQ, water softener, and upgraded carpet underlay for added comfort. Located in one of Calgary's most desirable communities, residents enjoy access to Cranston's Century Hall—a 22,000 sq. ft. facility offering yoga, art classes, sports courts, splash park, tennis, and skating rinks in winter—all included in the affordable HOA fee.

With its combination of elegance, thoughtful upgrades, and unbeatable location, this exceptional home offers everything a family could ask for and more.