



**182 Cranarch Place SE
Calgary, Alberta**

MLS # A2287210



\$799,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn, Level, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: All TV Mounts, Dyson in Basement, Alarm Equipment

**** Please click on "Videos" for 3D tour **** Stunning, fully developed 2 storey home on whisper quiet street in very desirable Cranston! This amazing home features: 3+1 bedrooms, 3.5 bathrooms, almost 300 sq ft developed, sunny SW facing back yard, exposed aggregate driveway/sidewalk, insulated/drywalled double attached garage, rear deck with awning, underground sprinklers, water softener, upper laundry, fully developed basement done by the builder with large windows, real hardwood floors, quartz counters, chef's kitchen including "Thermador" gas stove/under mount lighting, central air conditioning, alarm, water softener, bonus room wired for sound and much more! Location is a 10 out of 10 - literally 1 block away from all of these: Our Lady of the Rosary School (K-6)/City of Calgary Pathway System/Fish Creek Park/Sibylla Kiddle School (K-5). All other schools close by, very easy access to all major routes (Deerfoot/Stoney Trail/MacLeod Trail), all the amenities of Cranston/Seton within minutes and South Health Campus/New hospital 5 minutes away. Clean, vacant and ready for new owners! Immediate possession!