



**223 Cranarch Terrace SE
Calgary, Alberta**

MLS # A2288823



\$779,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub

Located in the sought after community of Cranston! First time offered for sale, this 3-bedroom home offers over 2,100 sq ft of finished living space and is perfect for any family. The open floor plan of the main level provides for a perfect main living area. The kitchen, overlooking the dining and living room is complete with stainless steel appliances including gas cooktop, granite counter tops, oversized island with breakfast bar & bakers counter, walk-in pantry, and ceiling height cabinets. The living room overlooks the back yard and has a cozy corner gas fireplace. Also on this level is a 2-pc washroom & mudroom off the garage. The upper level offers 3 nice sized bedrooms, a 4-pc bathroom and laundry room. The large family room has vaulted ceilings and large windows making it nice and bright. The primary suite offers a large walk-in closet and a 5-pc ensuite that includes a soaker tub and walk-in shower. The basement is untouched and provides the perfect opportunity to add additional living spaces. Recessed lighting, hardwood floors, and vinyl window shutters are found throughout this well-maintained home. The landscaping is low maintenance with artificial turf in the backyard and rock in the front. The SE facing backyard is perfect for entertaining with a large dura deck off the kitchen that leads to a lower deck with hot tub and plenty of space for lounging and grilling. Walking distance to the amenities of Cranston Corner & Cranston Market. Perfectly situated steps to the Cranston Escarpment View Point & trails. Close to schools & the Calgary Health South Campus. Commuting is easy with quick access to Stoney Trail, Deerfoot Tr & MacLeod Tr.