



**95 Cranarch Circle SE  
Calgary, Alberta**

**MLS # A2289888**

**\$775,000**



<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,177 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Landscaped, Level, Many Trees, No Neighbours Behind,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Air Conditioner, Irrigation System, Permanent Outdoor Architectural "Christmas" Lighting

9' ceilings on Main and Basement | A/C | Vaulted Ceiling in Bonus Room | Tech Loft | Rounded Corners | Maple Flooring and Cabinetry | Exposed Aggregate Driveway | Permanent Architectural Lights | Irrigation System... Theres so much this home offers. (Bright, spacious, and thoughtfully designed, this beautiful two-storey estate home was built by Albi Luxury Homes in Cranston. With its timeless earthy tones, attention to quality craftsmanship and near pristine condition, it offers the perfect blend of comfort, functionality, and everyday living in a walkable and convenient location. Step inside to an inviting open-concept main floor where warm hardwood flooring and large windows fill the home with natural light. The welcoming living room is anchored by a river rock-faced gas fireplace for relaxing or entertaining. At the heart of the home is a well-appointed kitchen featuring rich mocha maple cabinetry with dovetail wood boxes, elegant granite countertops, a large center island with seating, and a convenient walk-through pantry for additional storage. The adjacent dining area opens directly to the backyard through sliding patio doors, creating seamless indoor-outdoor living and easy access to the deck. Upstairs, a bright vaulted bonus room provides the perfect space for a family lounge, media room, or play area. The spacious primary suite offers a peaceful retreat with a walk-in closet and a spa-inspired ensuite featuring a double vanity, deep soaker tub, and separate glass shower. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry room complete this level. The unfinished basement offers excellent future development potential, with 9 foot ceilings, a large open layout ready for a recreation room, home gym, additional bedrooms, or customized living space. Step outside to a summer oasis as the mature trees offer privacy and seclusion in your

backyard. Enjoy a wood deck ideal for summer barbecues and outdoor dining, overlooking a manicured lawn framed with mature trees and flower gardens. Space to grow, thoughtful design, and incredible potential, this Cranston family home is ready to welcome its next chapter. Gemstone Lighting, Irrigation, Vaulted Ceilings, Dovetail Wood Drawers, This home was built with quality and purpose. Schedule your private showing today.