



**55 Cranarch Terrace SE
Calgary, Alberta**

MLS # A2292604



\$1,225,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,445 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Back Lane, No Neighbours Beh		

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

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Hot Tub, Underground Sprinklers, TV Brackets

Unbelievable RIDGE HOME with spectacular WEST facing MOUNTAIN VIEWS & incredible sunsets! This beautifully UPDATED 2-storey house in the sought-after community of Cranston offers DIRECT access to ridge pathways = perfect for walking, biking & enjoying the outdoors! This special home features a rare 4 BEDROOMS UP layout, IDEAL for larger families! Bonus room on top level could ALSO become a fifth bedroom IF NEEDED! Covered entry (perfect on snowy days!) Enjoy LARGE foyer space, GLEAMING HARDWOOD, 2-piece bath, main floor office, mud room, walk-thru pantry from DOUBLE garage (drywalled/insulated + HIGH ceilings ideal for storage!) that you can easily park 2 vehicles in!! OPEN CONCEPT living means your family can live, eat, cook, entertain, study, work - ALL in one beautiful space w/central A/C for year-round comfort. BIG Island and LIGHT cabinets in Kitchen! Transition DIRECTLY outside (NO stairs!) & enjoy NEW composite deck w/privacy panels, updated outdoor lighting, underground sprinklers PLUS hot tub - perfect spot for relaxing while enjoying incredible MOUNTAIN VIEWS & SUNSETS. Head upstairs to experience a HUGE primary SUITE with custom wall, incredible natural LIGHT & those amazing VIEWS that greet you every morning! Beautiful ensuite & walk-in closet PLUS toilet room for privacy. BONUS room perfect for MOVIE nights, games, studying or playing music. Laundry room ideally located on top floor! THREE MORE bedrooms + additional 4-piece bath - made for multi-person use (great for kids sharing!) Numerous updates include: NEW kitchen appliances, hood fan, tile backsplash, faucet, garburator, redesigned pantry shelving (great to stay organized!), washer/dryer, carpet & underlay upstairs, fresh paint, updated ensuite flooring & tiled shower w/glass doors, toilets & digital thermostats. Developed basement

offers MORE value! Space to relax, workout, entertain, craft + 1 more bedroom & ANOTHER full bath - perfect for guests or teens or additional office space! Steps from Fish Creek Provincial Park, one of Canada's largest urban parks. Enjoy a family picnic by the Bow River, walk the dog or spend a day cycling on 100+ kms of trails! Community is designed to feel secluded & far from busy big city life – yet it's only a short distance from important amenities. Seton is right next door, grab a meal, enjoy a pint of craft beer or check out a movie at the theatre! South Health Campus Hospital is a stone's throw away. Cranston's Century Hall, a 22,000-square-foot community centre, houses a gym & meeting/banquet rooms. Outside, expect year-round recreation at the splash park, outdoor hockey rink & 2.8-hectare private park. Add in access to Public & Catholic school options, parks, major roadways, transit + great neighbours...what are you waiting for!?! Don't miss this rare opportunity to own a move-in ready RIDGE home (with NO ROAD below!) Book your showing today. You can BUY this home and start enjoying this view blossom into spring!