



**36 Cranarch Grove SE  
Calgary, Alberta**

**MLS # A2294600**



**\$825,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,138 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<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>	See Remarks	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome home to this bright and open family home in Cranston. Located on a quiet street, siding onto a park and across the street from the ridge walking trails this house is positioned perfectly in the community as you are also a short walk to the community center, shopping and pub and most importantly walking distance to schools. When you enter the home you notice this isn't your cookie cutter build as the 2 storey foyer greets you and shows off the 2 storey great room as well. Hardwood floors lead you past the main floor office/flex space to a bright kitchen with full height cabinets, gas stove and granite countertops. Upstairs you will find 3 bedrooms and 2 full baths. Granite countertops are featured throughout the house in all the bathrooms and even laundry/mudroom. The basement is finished at the same level of craftsmanship as the main floor and contains 2 more bedrooms, 1 full bath and a large rec room. Under the stairs you will find a cute space for kids to have as a hidden fort or reading nook. The landscaping has been thought of to maximize the lots location and privacy, the backyard is an oasis with plenty of plants, a fire patio, hammock patio and BBQ deck to make entertaining a breeze. Currently there is a rink in the backyard from the winter months but will be taken down with warmer weather coming our way to reveal the landscaping you see in the photos.