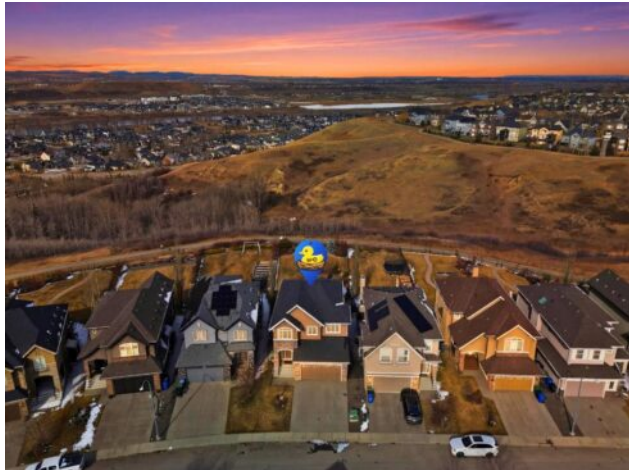




**113 Cranarch Common SE
Calgary, Alberta**

MLS # A2297041



\$1,250,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,825 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Views		

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

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Gas Fireplace, TV Projector, TV Projector Screen & Remote, TV Mounts (2), Underground Sprinklers & Control, Kinetco Water Softener, Basement wine cooler, Basement fireplace, washer, dryer, garage shelving & storage

****Open House Sunday April 12, 1-4PM**** Welcome to a home that actually delivers on the wish list… no “imagine the potential” speeches required. In the heart of Cranston, this one brings together space, views, and location in a way that’s tough to beat (and even tougher to leave). Sitting on a massive 9030 sq ft lot (yes, that’s huge for anywhere in any city), this fully developed 2-storey offers over 2,800 sq ft above grade and backs directly onto ravine and green space… with mountain views that will make your morning coffee taste better...Guaranteed. The main floor is built for real life… and the kind of entertaining where people say they’ll leave at 9 and somehow it’s midnight. The kitchen features granite countertops, plenty of cabinetry, a large breakfast nook, and flows seamlessly into the expansive living room filled with natural light. There’s also a formal dining area for when you want to pretend you’re fancy, plus a main floor office so working from home doesn’t mean working from the kitchen table. The mudroom keeps everything in check, with easy access to the oversized double attached garage (room for vehicles and all the “I’ll use this someday” stuff). Upstairs, the layout just makes sense. The primary retreat is spacious and private, complete with a walk-in closet and a generous ensuite. Two additional bedrooms, a full bathroom, upper laundry (no more hauling baskets up and down stairs), and a bonus family room give everyone their own space… or at least the illusion of it. The fully developed basement is where things get fun… featuring a large rec room with power projector screen for movie nights, surround sound, wet bar, additional bedroom, full bathroom, gym area with potential to be converted back into an additional bedroom(if exercise

isn't your thing), and plenty of storage. Movie nights, game nights, or just a place to escape the kids… it’s all covered. And then there’s the location… backing onto ravine and green space with open views and privacy that’s hard to come by. No neighbors staring into your backyard face to face while doing a BBQ standoff, just space to breathe. If you’ve been waiting for a home that checks the boxes (and a few you didn’t think were possible)… this is the one...Cranston has some of the best amenities here in the SE of Calgary so be sure to go out the back gate and follow the paths down to the river or all the way to downtown if you are full of energy.