



**96 Cranarch Road SE
Calgary, Alberta**

MLS # A2298952



\$415,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,337 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Paved, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Stepping inside the front door, an interior staircase acts as a deliberate transition space, carrying you away from the street level and up into a private sanctuary. Reaching the main floor, the reward is immediate: a bright, open layout defined by nine-foot ceilings. Because of the west-facing exposure, the home captures incredible afternoon and evening sunlight. Especially during the winter months when the sun hangs lower, the main living area fills with a distinct, natural warmth. From this elevated vantage point, large windows frame distant mountain views and wide-open skies rather than a neighbour's driveway. The floor plan establishes a comfortable daily rhythm. Mornings begin at the massive central kitchen island, surrounded by granite counters, rich cork flooring, and stainless steel appliances with enough counter capacity to host a full weekend brunch. On warmer days, that routine easily spills out onto the west-facing balcony. As the afternoon turns to evening, this outdoor space becomes the ideal spot to take in the sunsets. Later on, the living room provides a deeply relaxing atmosphere anchored by the cozy gas fireplace. Rounding out the home's smart layout, the lower level offers ultimate practicality with a double attached garage and an adjoining flex room, ensuring your vehicles stay snow-free and your seasonal gear is securely tucked away. Living here means the best of the community is your extended front yard. You are positioned directly overlooking the community center, placing tennis courts, splash parks, and local events just a short stroll away. When you want to escape into nature, the extensive pathway system along the Bow River is moments from your door. For the commuter or healthcare professional, the location is incredibly efficient, offering rapid access to Deerfoot Trail and the South Health Campus.