



**217 Cranarch Close SE
Calgary, Alberta**

MLS # A2130532



\$799,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Dry Bar, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows		
Inclusions:	NA		

****Open House Sat June 29 12-2PM**** Welcome to the wonderful community of Cranston! This unique home boasts an impressive street presence with a side drive garage & is well located to take advantage of what Cranston is famous for, 350 acres of natural greenspace with spectacular views of rocky mountains with the majestic bow river meandering along its boarder! This home is walking distance to a plethora of amenities including the Century Hall Community Center, Fish Creek Park, The Shops at Cranston (Sobey's, Pubs, Medical and other Shops) and transit are very close. The South Health Campus is mere minutes away. This well designed custom 1955 sqft home has a beautiful kitchen with a big island and granite counters that overlooks a large great room. There are loads of windows in this area that flood natural light throughout the heart of the home! There is also a large den with a huge window conveniently located at the front entrance which will work well for a home office or study room. There is a dedicated mud room right off the garage. Upstairs there are 3 large bedrooms, a full bath and separate laundry room. The master bedroom has a 5 piece ensuite including dual vanities, make up desk, oversized shower, large walk-in closet and a luxurious soaker tub. Downstairs is professionally developed space with a large games/entertainment area that will create fun for the whole family and a 1/2 bath. There are egress sized windows and one could easily cordon off a 4th bedroom. The attached, OVERSIZED and heated 2 car garage will keep your vehicles warm at night! This is corner lot does not have sidewalks to shovel yet has the advantage of extra parking right out your front door! The back yard is private to your neighbors and accessible via a large gate and boasts a gravel parking pad to park an trailer if one desires or create you own little oasis.

There is a generous deck and plenty of trees in the back yards of adjacent homes creating great privacy during the outdoor seasons. This home will not disappoint, call today for your private viewing today!