



**34 Cranarch Landing SE
Calgary, Alberta**

MLS # A2145840



\$729,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Beautiful South Facing MOVE-IN READY 2 Storey home is a CORNER LOT in the heart of Cranston. This wonderful property has a spacious open concept design on the main floor with 9' ceiling, gas fireplace with stone front and hardwood flooring. The kitchen has 4-appliances, granite counter tops, loads of cupboard space and is an excellent space to entertain your family and friends. Upstairs has large family room with gas fireplace with stone front and 4 windows for sunlight. The master bedroom can be your oasis with a walk-in closet, ensuite bathroom with soaker tub and granite counter tops. Then there are 2 additional rooms upstairs, a huge recreational room in the basement with electric fireplace and a powder room for your guest convenience. There is a storage area and CENTRAL AIR Conditioning for those hot summer nights. And a double oversized attached garage with high ceilings. This property is a 2-minute walk to Our Lady of Rosary School and Cranston Ridge with views of the mountains. Close to shopping, schools, Fish Creek Provincial Park, Transit, South Health Campus, Seton Shopping District and so much more. Book your showing today!