



22 Cranarch Link SE
Calgary, Alberta

MLS # A2145994



\$810,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,134 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Window Coverings		

Welcome to this thoughtfully designed home that is close to everything Cranston has to offer! The main floor hosts a spacious foyer that flows perfectly into the kitchen and living room. The living room boasts a gas fireplace and striking beamed ceilings, creating a cozy and elegant ambiance. The spacious kitchen provides plenty of space for gathering the family and friends, complete with a walk-in pantry, offering ample storage and prep space. On each floor is a recreation room or family room, so there's room for everyone to be together, or to go enjoy their separate hobbies. The open basement layout includes a den, perfect for a home office. The primary bedroom is a true retreat, featuring generous space and a 5-piece ensuite. The additional bedrooms upstairs provide ample space and privacy for the whole family. Perfectly located, this home is steps away from scenic walks along Cranston Ridge, a short stroll to the grocery store and nearby restaurants, and just 2 minutes to the highway for your next adventure. Contact your favourite realtor today. ****Open House Saturday and Sunday****