



GRASSROOTS
REALTY GROUP

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102 Cranarch Common SE
Calgary, Alberta

MLS # A2150241



\$950,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	SE
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage		

Inclusions: N/A

BEAUTIFUL WALK OUT HOME in the family friendly community of Cranston! 2223.59sq. ft two-story home boasts 3 bedrooms, 3 Full bathrooms (one on main floor) and a den. The generous open-plan kitchen has granite counters, ample maple cabinets, island, walk-in pantry and dining area with sliding doors to the back deck for that indoor-outdoor feel. You'll find that the family room features a gas fireplace and mantle and has den; perfect for a home office with lots of natural light. A mudroom and as mentioned before a FULL BATHROOM. The second floor flaunts a large bonus room, a primary bedroom retreat with a 4pc ensuite, custom walk-in closet, with the upstairs laundry. There are 2 additional bedrooms with built-in closets & another 4pc bathroom. You'll be located with close access to buses, stores and SCHOOLS. Top this off with great, quick access to Deerfoot and Stoney Trail to get you anywhere you need to go: but you may not want to leave.