



**135 Cranarch Heights SE  
Calgary, Alberta**

**MLS # A2153023**



**\$949,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,929 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Aggregate, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level, Many Trees, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	None		

Spectacular 2,930 sq. ft. luxury Albi-built two-storey in a fantastic location just steps from the ridge pathway system in the Estate area of Cranston. This spacious master-built home is in excellent condition has been freshly painted and offers gracious rooms and high-end finishing throughout. Rich wall-to-wall hardwood floors, estate casing, and baseboard, 9' ceilings, knockdown stipple, crown mouldings, a stunning kitchen with quality 42" cabinets, polished granite countertops, soft close doors and drawers, dovetail joints, and upscale stainless steel appliances. Large mud room with custom built-ins and walk-through pantry. Upstairs, you will find a bonus room with vaulted ceilings, huge bedrooms, and a gracious primary bedroom with a spa-inspired ensuite bath, a two-person 10-mill glass shower, double sinks, a soaker tub, and a custom California closet. The unspoiled basement has oversized "Sunshine" windows, RI plumbing, two high-efficiency furnaces (serviced annually), a 75-gallon hot water tank, Kinetico soft water system, and 9' ceilings. Professionally landscaped, a 14x12 foot deck with Duradeck vinyl and aluminum rails. Enjoy the exposed aggregate front porch, and oversized attached garage with 220 wiring, insulated and drywalled. This home is in like-new condition and perfect for a growing family.