



**169 Cranarch Place SE
Calgary, Alberta**

MLS # A2162178

\$729,900



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: NA

Welcome to this spacious single-family home, ideally situated in the sought-after community of Cranston. Walking distance to Sibylla Kiddle School(K-5), shopping, bus stop and Stoney Trail. This inviting residence features hardwood floors throughout the main floor, a private office, a family room with a gas fireplace and a dining area. Upstairs you will find 2 oversized bedrooms and a large master bedroom with a private balcony with a large 5pc ensuite bathroom, offering ample space for comfortable living. The heart of the home boasts an open and airy layout, perfect for both everyday living and entertaining. The large, made to entertain open-concept kitchen has many covers, granite countertops, and stainless steel appliances. The rear double garage provides generous storage and parking space, while the surrounding neighbourhood offers a blend of tranquillity and convenience. Enjoy easy access to local amenities, parks, and schools, making this the perfect place to call home. Don't miss out on the opportunity to own this beautiful property in one of Calgary's most desirable areas!