



**219 Cranarch Terrace SE
Calgary, Alberta**

MLS # A2162608



\$829,995

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		
Inclusions:	N/A		

Welcome to this exceptional fully finished two-storey home that provides plenty of space for your growing family in an ideal spot in the sought-after community of Cranston. The upper floor of this stunning home features a spacious master bedroom complete with a luxurious 5-piece en-suite bathroom and a large walk-in closet. Additionally, you'll find two generously sized bedrooms, a 4-piece main bathroom, a versatile bonus room perfect for relaxation or entertainment and a convenient laundry room. On the main level, the open concept design flows seamlessly, showcasing a magnificent kitchen equipped with elegant quartz countertops, stainless steel appliances, an expansive island, a butler's pantry for all your storage needs, and an induction cooktop. The living room invites warmth with its cozy gas fireplace, while the large dining area is perfect for family gatherings. A 2-piece bathroom and a functional mudroom that connects to the double attached garage rounds out this level. The beautifully finished basement is a true gem, offering ample storage and versatile living spaces. It features a spacious fourth bedroom, an inviting home office boasting a custom-built walnut desk (or a fifth bedroom), a recreation area complete with elegant walnut shelving and a stylish 3-piece bathroom adorned with exquisite stone work. Step outside to discover a delightful SE-facing backyard, designed for both relaxation and entertaining. Enjoy the warm ambiance of the cedar deck, cultivate your vegetables in the raised garden, gather around the fire pit for cozy evenings, and take in the breathtaking valley views to the south. This space is perfect for making lasting memories! Just steps away from scenic walking paths, the serene Bow River, ample shopping options, schools, and public transportation. Plus it's minutes away from the South Health Campus Hospital, Deerfoot

Trail and Stoney Trail. Relax in comfort with the recently installed central air conditioning (2023). Don't miss your chance to own this exceptional property! CALL TODAY!