



**239 Cranarch Circle SE
Calgary, Alberta**

MLS # A2202342



\$1,499,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,898 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE - SUNDAY, APRIL 13 from 2:00 PM - 4:00 PM Nestled on the prestigious Ridge in Cranston, this custom-built executive walk-out bungalow offers stunning unobstructed, panoramic views of the mountains and river, making it a truly exceptional property! Boasting over 3100 sq. ft of beautifully developed living space, this home features a spacious oversized triple attached garage. Upon entering, you'll be greeted by a welcoming foyer and an array of high-end finishes throughout the main level. The front office/den is ideal for a home office or quiet retreat. The gourmet kitchen is a chef's dream, showcasing granite countertops, custom extra-height cabinetry, a large centre island, premium appliances, and a generous pantry. The bright and airy living room is anchored by a floor-to-ceiling tiled fireplace and oversized windows that provide breathtaking views to the west. The dining area opens to a large 23' deck, perfect for morning coffee or evening gatherings. The luxurious master suite is conveniently located off the main living space and features a spa-like 5-piece ensuite with a steam shower, jetted soaker tub, dual vanities, and in-floor heating, along with an expansive walk-in closet. The home also includes a half bath on the main, a conveniently located laundry room, mud room, and direct access to the garage finished with epoxy flooring. Downstairs, you'll find two generously sized bedrooms, a 4-piece bath, and a versatile office/hobby room. The expansive family room includes a second fireplace, a wet bar with a wine fridge, and plenty of space for entertaining. The large utility room offers ample storage. The professionally landscaped backyard features a covered patio off the family room, offering a peaceful setting to enjoy the river and valley views with the southwest exposure. The quality of construction is evident

throughout the home, with 10-foot ceilings, triple-pane windows, custom built-ins, in-floor heating, central A/C, and gemstone lighting that adds a touch of ambiance. Situated in a quiet, nature-surrounded community, this home is just minutes from Calgary's South Health Campus, Seton shopping center, and various amenities. With easy access to Deerfoot Trail and Stoney Trail, this home offers the perfect combination of luxury, convenience, and tranquility.