

\$1,199,000 - 97 Cranarch Common Se, Calgary

MLS® #A2109769

\$1,199,000

5 Bedroom, 4.00 Bathroom, 2,482 sqft

Residential on 0.13 Acres

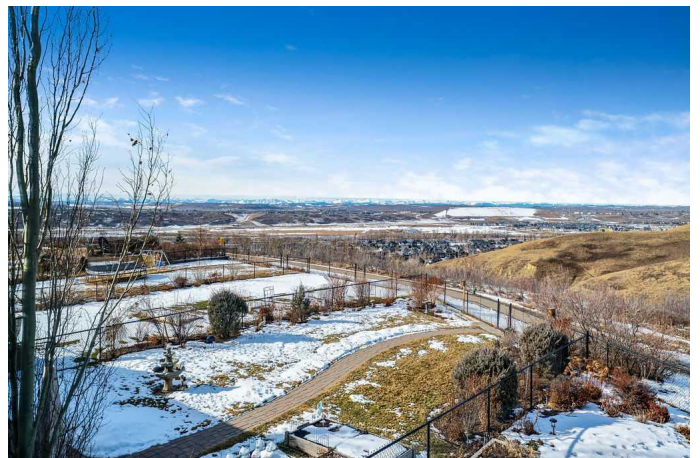
Cranston, Calgary, Alberta

Beautiful custom built Cardel home backing onto natural ravine and unobstructed panoramic views of the snow peaked Rocky Mountains! See the drone taken photographs! This beautiful 2 Storey home is professionally developed throughout with over 3750 sq feet, featuring 9' ceilings on the main floor and basement. Cathedral ceilings in the main floor family room with 2 Storey tall windows to help capture the expansive view. Wrought iron spindles on the 2 curved staircases leading up and down. Maple hardwood through out main floor. Main floor office. Custom built-ins in loft overlooking the family room with view! Fantastic views from the sitting area in the master bedroom. The back gate leads to walking paths at the top of the ravine! Air conditioned. New tankless hot water heater. Great location on a quiet street. Just minutes away from Calgary's newest hospital, South Health Campus Hospital. Check out the 2 minute video tour! Price reduced March 15!

Built in 2012

Essential Information

MLS® #	A2109769
Price	\$1,199,000
Sold Price	\$1,160,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,482
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 Cranarch Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Front Drive

Interior

Interior Features	Bookcases, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Gas Stove, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Conditioner, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Underground Sprinklers,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	April 10th, 2024
Days on Market	47
Zoning	R-1
HOA Fees	182.70
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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