

\$925,000 - 103 Cranarch Terrace Se, Calgary

MLS® #A2111038

\$925,000

3 Bedroom, 3.00 Bathroom, 2,434 sqft

Residential on 0.14 Acres

Cranston, Calgary, Alberta

****OPEN HOUSE SUNDAY MARCH 10 FROM 12-2PM**** Welcome to your dream home in the heart of Cranston! This stunning 3-bedroom residence boasts over 2,400 square feet above grade, situated on an expansive pie-shaped lot, offering unparalleled space and comfort. The main floor features an open concept layout, perfect for hosting gatherings, with a spacious living room and formal dining area illuminated by an abundance of natural light pouring in through large windows, with durable and beautiful plank tiles flowing throughout. The kitchen is a chef's delight, equipped with a large island and plenty of rich espresso cabinets, offering ample storage and workspace. A pantry leads to the mud room, where the practicality of built-in lockers at the garage door ensures organization and convenience for your everyday needs. Upstairs, discover the luxurious primary suite, welcomed by french doors, leading to a 5-piece ensuite featuring a massive steam shower, soaker tub, dual vanities, and a walk-in closet. The "kids wing" provides privacy and separation, with 2 additional bedrooms and a 4-pc bath designated at the other end of the house, separated by a bonus room with built-in cabinets and entertainment unit, and in-ceiling speakers, perfect for movie nights. The recessed ceiling adds a touch of sophistication while the book nook/computer desk provides a cozy spot for work or leisure. Plus, convenience is key with an upper laundry room. Downstairs, the basement is a



hobbyist's paradise, boasting a workshop ready for any project, office space, or shop imaginable, along with abundant storage options. Plus, beat the summer heat with central air conditioning, ensuring comfort throughout the seasons. Step outside to enjoy the expansive deck overlooking the massive pie-shaped yard spanning 75 feet across, backing onto green space and a walking path, offering breathtaking mountain views. Located in the desirable community of Cranston, situated between the Bow River valley, schools, shopping, the South Health Campus, YMCA and everything you could possibly need within a few short minutes. Don't miss the opportunity to make this your own slice of paradise! ***Basement current set up as a workshop (home business) with TEMP walls. Seller can easily convert back to a standard unfinished basement.

Built in 2013

Essential Information

MLS® #	A2111038
Price	\$925,000
Sold Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,434
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	103 Cranarch Terrace Se
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Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 20th, 2024
Days on Market	20
Zoning	R-1s
HOA Fees	174.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

RE/MAX iRealty Innovations

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