

\$825,000 - 69 Cranarch Common Se, Calgary

MLS® #A2113162

\$825,000

4 Bedroom, 4.00 Bathroom, 2,531 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to luxury living in Cranston! This spectacular estate style single-family home exudes elegance with over 3600 Sq Ft of living space. Upon entering, a grand foyer adorned with tile flooring sets the tone, leading you to a bright and spacious office where productivity meets comfort behind French doors for added privacy. Entertain guests seamlessly as the formal dining room connects effortlessly to the kitchen through a convenient butlers pantry. The kitchen itself is a chef's dream, boasting upgraded stainless steel appliances, pristine white cabinetry, and exquisite granite countertops. Floor-to-ceiling windows in the living room bathe the space in natural light, complemented by the warmth of a gas fireplace, perfect for creating a cozy ambiance on chilly evenings. The main floor is completed by a charming breakfast nook, a functional mudroom, and a convenient 2-piece bathroom. Upstairs, the primary suite beckons, offering a sanctuary of indulgence with a luxurious 5-piece ensuite featuring a rejuvenating soaker tub and a sleek glass-enclosed walk-in shower, accompanied by a spacious walk-in closet to satisfy any fashion enthusiast. Two additional bedrooms, along with a well-appointed 4-piece bathroom, ensure privacy and comfort for every member of the household. The upper level also hosts a generously sized family room and a dedicated laundry room, adding convenience to luxurious living. Descend to the basement, where endless possibilities await with a fourth



bedroom, another well-appointed 4-piece bathroom, and a sprawling recreation area complete with a bar, ideal for hosting gatherings or enjoying intimate family nights in. Topped off with a fun craft room, or a second office space. Enjoy New Central Air -Conditioning for year round comfort. Outside, a vast fenced backyard invites you to bask in the serenity of nature or host lively outdoor festivities, while the attached double garage provides ample space for storing vehicles and outdoor equipment. Located right next to the ridge, nature is just outside your doorstep. The family friendly community of Cranston has two public elementary schools and one CCSD K-9. Close to shopping and Deerfoot. as well as South Health Campus Hospital, this community also offers a full size gymnasium as well as a 2.8-hectare (7-acre) gated park which includes tennis courts, hockey rink, basketball courts, a playground and a waterpark. Don't let this opportunity slip away â€” seize your slice of paradise in Cranston, where luxury meets comfort!

Built in 2012

Essential Information

MLS® #	A2113162
Price	\$825,000
Sold Price	\$901,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,531
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	69 Cranarch Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 18th, 2024

Days on Market	4
Zoning	R-1
HOA Fees	174.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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