

\$795,800 - 118 Cranarch Close Se, Calgary

MLS® #A2114464

\$795,800

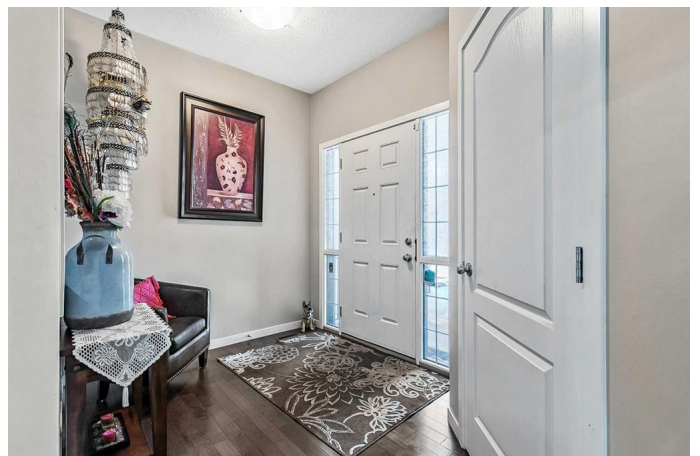
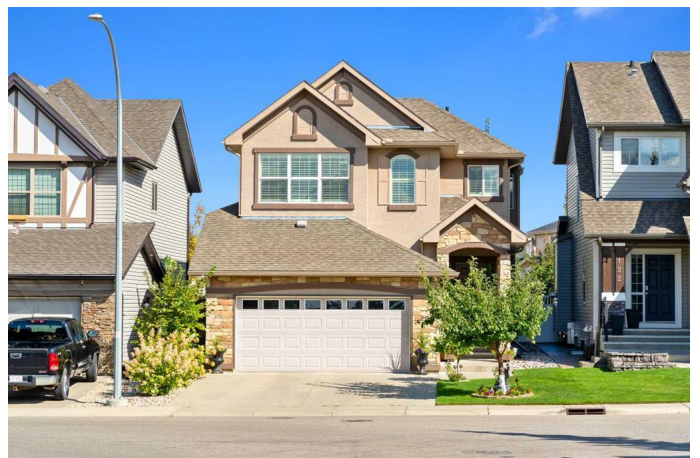
4 Bedroom, 4.00 Bathroom, 2,148 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

~ WELCOME TO 118 CRANARCH CLOSE

~This fully finished 2-storey, 4 bedroom - 3.5 bathroom family home offers a beautiful and inviting space for comfortable family living. As you enter, you'll find a front office, providing a convenient area for work or study. The house is designed to maximize natural light, creating a bright and welcoming atmosphere throughout. The main floor features an open concept living space, allowing for seamless flow and easy interaction between the kitchen, dining, and comfortable living areas. The upgraded kitchen is a standout feature, boasting modern appliances, ample storage, and stylish finishes. Heading upstairs, you'll discover three spacious bedrooms, providing ample space for the whole family. Additionally, there is a bonus room, offering a versatile space that can be used as a play area, entertainment room, or an additional home office. The lower level of the house has been professionally finished, adding even more living space. It includes a fourth bedroom, a flex room, and another family living space, perfect for hosting guests or enjoying quality time with loved ones. Outside, the yard has been perfectly landscaped, offering a serene and picturesque setting for outdoor activities and relaxation. Overall, this fully finished 2-storey family home combines functionality, style, and comfort, providing an ideal home space for a growing family. Cranston is an amazing family community with schools, skating rinks, basketball courts, soccer fields,



parks, playgrounds, and miles of walking paths. Shopping , restaurants, and easy access to Deerfoot trail, make this location a perfect home for any family.

Built in 2009

Essential Information

MLS® #	A2114464
Price	\$795,800
Sold Price	\$794,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,148
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	118 Cranarch Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T9

Amenities

Amenities	Other, Playground, Racquet Courts
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 12th, 2024
Days on Market	30
Zoning	R-1
HOA Fees	182.70
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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