

\$899,000 - 90 Cranarch View Se, Calgary

MLS® #A2115041

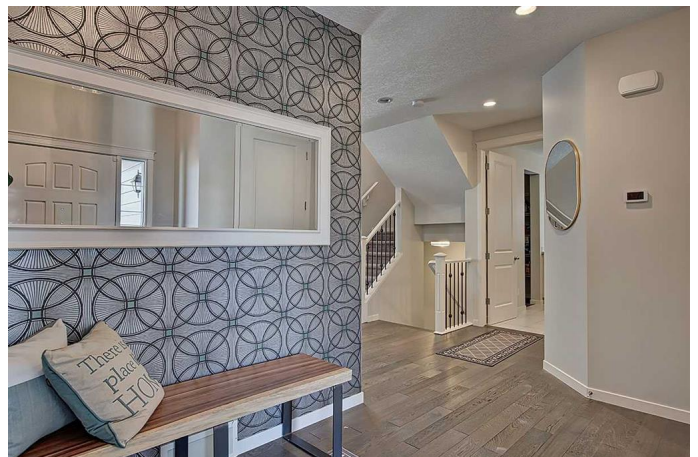
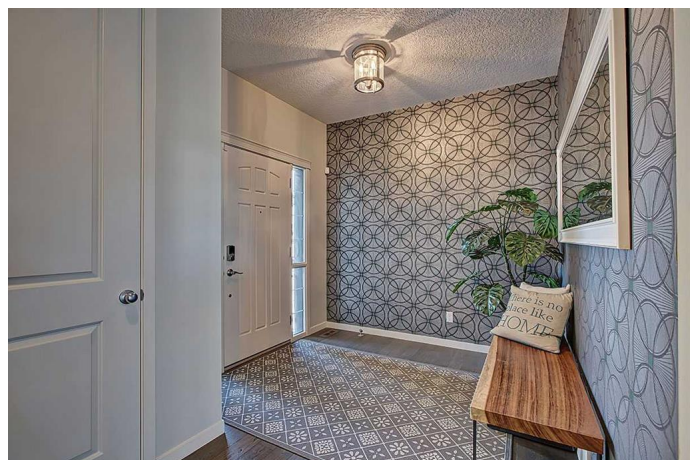
\$899,000

4 Bedroom, 5.00 Bathroom, 2,510 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Located on one of Cranston's premier cul-de-sacs, this meticulously maintained FULLY FINISHED two-story WALKOUT home sits on a spacious CORNER LOT, boasting a vast sun-drenched south-facing backyard. Enhanced with desirable upgrades including AIR CONDITIONING, an OVERSIZED 2-car GARAGE, a STEAM SHOWER, AND CENTRAL VAC! Upon entry, you're welcomed by 9-foot ceilings and engineered hardwood flooring which harmonizes flawlessly with the captivating two-tone kitchen, featuring ceiling-height cabinetry and exquisite quartz countertops illuminated by under-cabinet lighting. Modern sophistication abounds with stainless-steel appliances, including a sleek hood range, convenient bar fridge, induction stove top, and both a built-in wall oven and microwave. The main level boasts an inviting open-concept design, showcasing a spacious kitchen island, a convenient walk-through pantry, and a sizable dining area. Relax in the living room adorned with built-in shelving and a striking gas fireplace. Additionally, a private main floor office with a sliding door offers an ideal space for work or solitude. Upstairs, a generous central bonus room complements the master bedroom retreat, featuring a luxurious 5-piece ensuite complete with dual sinks, a rejuvenating STEAM SHOWER, an indulgent soaker tub, and an expansive walk-in closet. Two additional well-appointed bedrooms, each with its own ensuite bathroom and walk-in closet, provide comfortable



accommodations for a growing family. The fully developed basement adds versatility to the home, offering an extra bedroom, a spacious full bathroom with a glass shower, and a recreational area perfect for a home gym, additional entertaining space, or a children's play area. In addition the basement floors are ruffed in for future slab heating. Conveniently located close to schools, and local amenities, and with quick access to Deerfoot and Stoney Trail, this exceptional property won't remain on the market for long. Schedule your viewing today before it's gone.

Built in 2014

Essential Information

MLS® #	A2115041
Price	\$899,000
Sold Price	\$951,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,510
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	90 Cranarch View Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Satellite TV Dish, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Lawn, Low Maintenance Landscape, Landscaped, Pie Shaped Lot
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 20th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	181.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.