

\$838,000 - 110 Cranarch Circle Se, Calgary

MLS® #A2119981

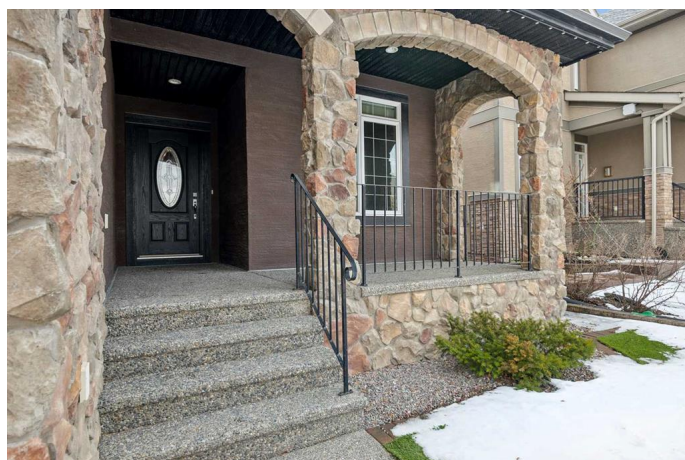
\$838,000

3 Bedroom, 3.00 Bathroom, 2,687 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

****Open House on Saturday, April 6 is CANCELLED****Not a detail was overlooked when this home was built, and it's been enjoyed by the original homeowners ever since. The first thing you'll see is the incredible curb appeal. The front yard is landscaped with easy to maintain artificial grass, stones, and trees. You'll enjoy your summer evenings on the covered front porch, while watching the neighborhood kids and families wander by. As you step inside, you'll find a large front foyer, featuring a built-in bench and coat hooks, as well as a large den that is great for an at home office, formal dining or kids play area. The home opens to a central staircase and spacious living room, with newly installed LVP floors, and a cozy gas fireplace. With South facing windows, you'll enjoy the natural light that floods the living room and kitchen/dining area. The kitchen is a masterpiece, built with attention to detail. Plenty of countertops for prepping, cooking, baking and entertaining, this room is truly the heart of the home. Featuring a built-in oven and microwave, as well as a built-in gas range, everyone will be excited to cook in this space. Granite countertops are carried throughout the entire kitchen, and the vast cabinetry is carried all the way to the ceiling. Enjoy your cooking at the table in the attached dining room, overlooking the back yard. If there isn't enough storage for you in the kitchen, you'll be thrilled with the walk-through pantry which



connects into the back mudroom and closet area. Perfect for unloading groceries from the double attached garage. Upstairs, the LVP is carried throughout and into the primary suite, featuring a spa-like 5-piece bath, separate sink and vanities, an incredible double shower head-glass shower, and an enclosed water closet. The walk-in closet connects into the walk-through laundry room, making the chore of laundry easy, with full height washer/dryer and plenty of counterspace for folding and sorting. The large, upstairs bonus room is a great space for family nights, and an extra spot for entertaining. The upstairs is finished with 2 additional bedrooms and a 4-piece bath. The basement stairwell is finished from the main floor, down, and opens into an incredible blank space for you to create whatever type of development you need. This home offers just under 2700 sq ft of living space. The attention to detail continues into the private back yard, featuring a landscaped lawn with mature trees and a built-in patio for a fire pit. Close to shopping, restaurants, schools, parks and walking paths, the neighborhood is great for walking, biking and enjoying the community as well as the Cranston Community Centre. Don't miss your opportunity to own in one of Cranston's quietest streets.

Built in 2009

Essential Information

MLS® #	A2119981
Price	\$838,000
Sold Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,687
Acres	0.13

Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	110 Cranarch Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S5

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Instant Hot Water, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024
Date Sold April 9th, 2024
Days on Market 5
Zoning R-1
HOA Fees 189.53
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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