

\$749,900 - 43 Cranarch Landing Se, Calgary

MLS® #A2129791

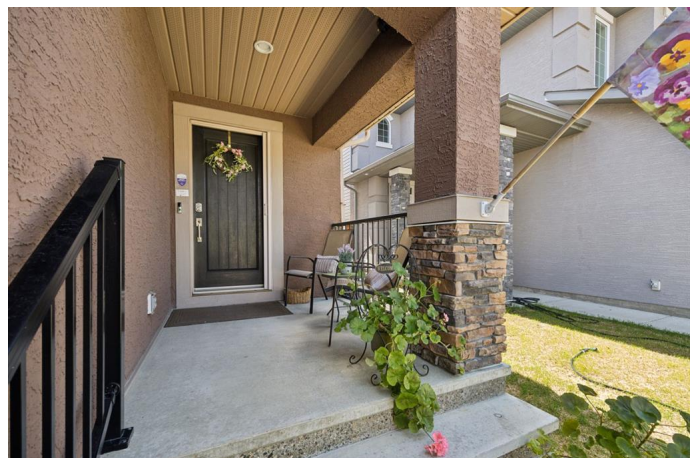
\$749,900

3 Bedroom, 3.00 Bathroom, 2,157 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

An outstanding family home awaits you! Ideally located on a quiet street steps away from incredible mountain views, the ravine, and the walking pathways of the Cranston Escarpment. Natural light cascades through the expansive windows of the warm, inviting great room with a cozy stone gas fireplace and 9-foot ceilings. The bright, open chef's dream kitchen features an upgraded stainless steel appliance package with a double oven gas stove, wine fridge, new microwave, ample cabinet storage, wine rack, pot rack and a fantastic walk-in pantry. The large island with a gorgeous granite countertop is the perfect place to gather for a snack or drink after work or school. Have friends and family enjoy dinner in the beautiful dining area or have the option to dine outdoors with easy access through the sliding patio doors to the large deck with a gas BBQ hook-up. After dinner, relax and enjoy a glass of wine on the rest of the expansive deck while listening to the birds, admiring the beautiful, professionally landscaped south-facing backyard and watching the kids play. The spacious main floor office with double French doors provides a perfect work-at-home environment, and the generous mudroom off the insulated, heated three-car tandem attached garage is ideal for a busy family. Upstairs, you will find three spacious bedrooms, including the bright and spacious primary suite with a serene spa-like ensuite, a walk-in shower, a luxurious soaker tub, and a massive walk-in closet.



The additional family/bonus room upstairs with built-in speakers is a sublime spot to watch a movie, enjoy a home gym space, create a kids' playroom, or utilize it as a 2nd home office—a full bath and convenient laundry room with tons of storage complete the 2nd level. Central air conditioning, a central vacuum system, California closets, an underground sprinkler system, and a utility sink in the garage are just a few of the many upgrades of this meticulous home. Walk to the elementary school and playground and enjoy full access to the many amenities of Cranston, including the fabulous Century Hall with tennis/pickle ball courts, splash park, skating rink, and toboggan hill. It is also just five minutes to Seton's full amenities, which include many restaurants, pubs, movie theatres, multiple grocery stores, and the South Calgary Health Campus. A fantastic lifestyle awaits you! Welcome home!

Built in 2011

Essential Information

MLS® #	A2129791
Price	\$749,900
Sold Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,157
Acres	0.10
Year Built	2011

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Cranarch Landing Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Z5

Amenities

Amenities	Playground, Racquet Courts, Recreation Facilities, Recreation Room
Utilities	Electricity Connected
Parking Spaces	5
Parking	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Playground, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Garden, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2024
Date Sold May 21st, 2024
Days on Market 5
Zoning R-1
HOA Fees 174.00
HOA Fees Freq. ANN

Listing Details

Listing Office Sotheby's International Realty Canada

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