

\$709,900 - 34 Cranarch Landing Se, Calgary

MLS® #A2145840

\$709,900

3 Bedroom, 4.00 Bathroom, 1,762 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to this Beautiful home on private CORNER LOT without the long sidewalk to shovel SNOW! Built by Cedar Glen HOMES in 2012, this Fully FINISHED home in heart of Cranston is only few steps from the Cranston ravine ridge pathway with beautiful views of mountains! You can enjoy scenic walks/bike with loved ones and pets. As you enter this house, you are greeted with a HIGH CEILING, hardwood flooring, an OPEN CONCEPT floorplan design and neutral finish. Living room on main floor features an upgraded 3 year old Gas fireplace with beautiful stone front to keep you warm. Kitchen with granite countertops, ample cabinets and cupboard space and corner pantry. Then a laundry area with sink, 2 pc washroom and a dining room with a patio door to backyard deck. Backyard has lot of privacy with intricate side fencing and beautiful trees. This house is built with upgraded features including OVERSIZED double attached garage, 9 feet ceilings on main floor and upgraded HARDIE board sidings that is durable and long lasting to withstand Calgary hail storms. Upstairs has a large SOUTH facing bonus room with corner 3 year old GAS FIREPLACE also with beautiful stone front and 4 east and south facing windows to let the Sun and brightness in. The master bedroom can be your oasis with a walk-in closet, ensuite bathroom with soaker tub. The other 2 good sized bedrooms and full washroom complete the upper floor. Fully finished basement with electric fireplace, dry bar and a powder room



provide for a great entertaining space. There is a storage area in basement and garage. CENTRAL AIR Conditioning provides relief for those hot summers. Built in ceiling speakers, new combination smoke and CO sensors add to feature list. Elementary school and playground are a short walk to this house. Also close to shopping, schools, Fish Creek Provincial Park, all major highways, Transit, South Health Campus, Seton Shopping District and so much more. Book your showing today! Buy and Enjoy!

Built in 2012

Essential Information

MLS® #	A2145840
Price	\$709,900
Sold Price	\$698,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,762
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Cranarch Landing Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Z7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, On Street, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Blower Fan, Brick Facing, Electric, Family Room, Gas, Living Room, Mantle, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Many Trees, Yard Lights
Roof	Asphalt
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	August 7th, 2024
Days on Market	36
Zoning	R-1
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	Hope Street Real Estate Corp.
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