

\$1,198,000 - 192 Cranarch Circle Se, Calgary

MLS® #A2150868

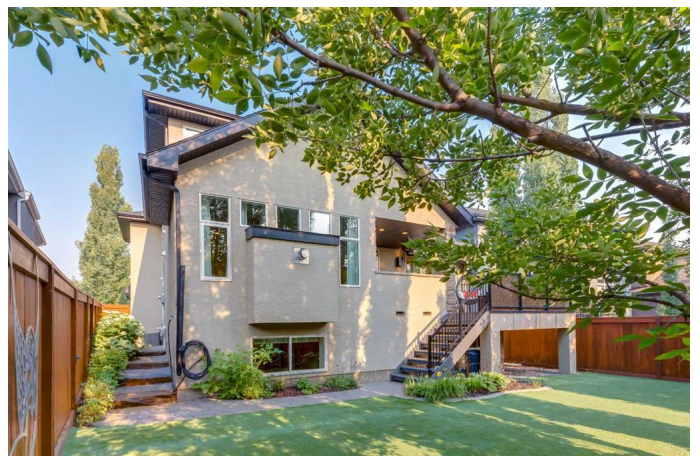
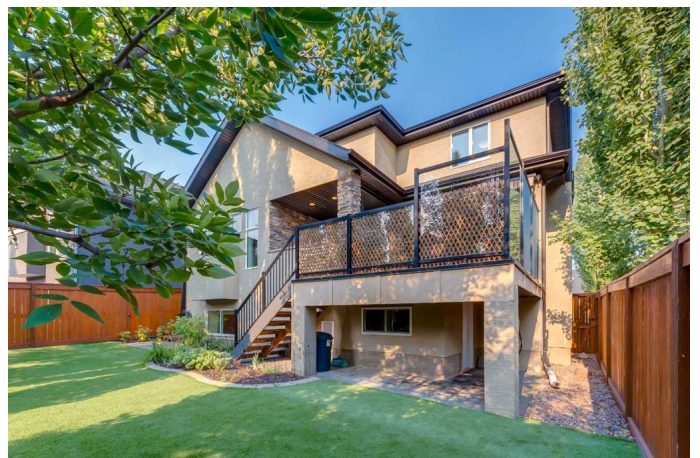
\$1,198,000

4 Bedroom, 4.00 Bathroom, 3,060 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

UNDER CONTRACT. Offering over 4,000 square feet of luxury living space, this beautifully appointed home boasts four bedrooms and a fully finished â€˜sunshineâ€™™ basement. The main floor features a large home office, a formal dining room, an open plan living room with a stone fireplace and a designer kitchen with classic white cabinetry, leathered granite countertops, a central island, stainless-steel appliances and a walk-through pantry with built-in shelving that leads to the mudroom. The upper level offers a very large bonus room with a full wet bar and three bedrooms including the spacious primary and spa-like ensuite with heated floors, a jetted tub and a large walk-in closet with a pocket door that leads directly to the laundry room. The lower level boasts heated floors, a family room, a games room with a wet bar and a separate wine room with custom shelving that can also be used as cold storage. The oversized double attached garage includes in-floor heat, epoxy floors, a slat wall system with attached shelving and an incorporated work bench and cabinets. The current owners have added numerous upgrades to this already well-appointed property including turf front and rear lawns, primary bedroom closet and mudroom storage by California Closets, fresh paint, new designer lighting in the kitchen, dining room and stairwell, new drapery throughout, new kitchen cabinet hardware a slat wall system with shelving and an integrated workbench and cabinets in the



garage, two new garage door openers, a new boiler, tankless hot water, a new water softener and new carbon dioxide detectors. This home shows and works like new while showcasing the mature trees and magnificent landscaping that take years to achieve. Immaculate home in a fabulous location.

Built in 2009

Essential Information

MLS® #	A2150868
Price	\$1,198,000
Sold Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,060
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	192 Cranarch Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Steam Room, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony, Outdoor Grill, Storage
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 14th, 2024
Days on Market	20
Zoning	R-1
HOA Fees	191.87
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
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