

\$949,900 - 216 Cranarch Crescent Se, Calgary

MLS® #A2163078

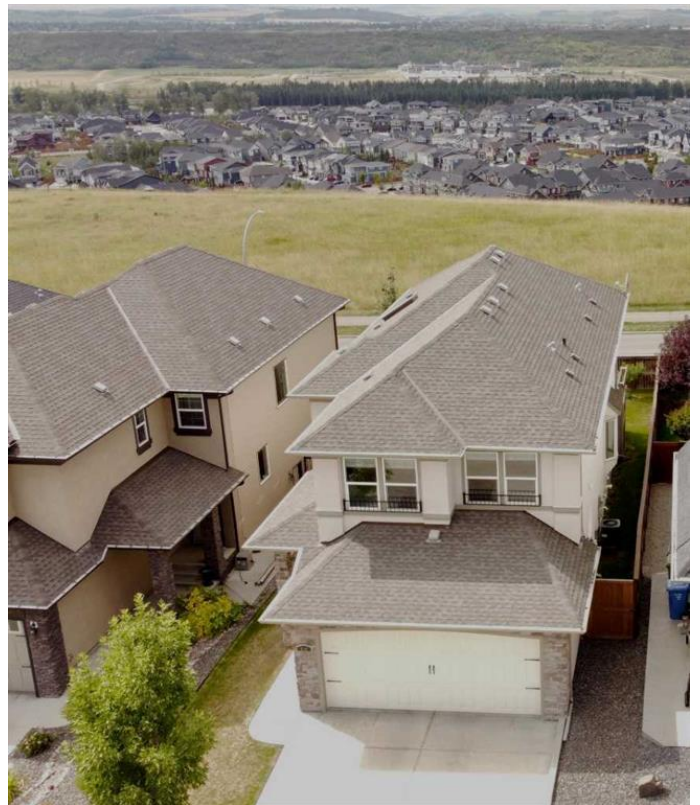
\$949,900

3 Bedroom, 3.00 Bathroom, 2,547 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to Your Dream Home in Cranston! Imagine enjoying the Breathtaking beauty of the Bow River Valley, escarpment & stunning Rocky Mountains every day. The large picture windows on the main floor and master allow you to enjoy the colors of every season as the endless view stretches across your field of vision like a painting on a canvas. The upgraded features in this home need to be seen to be appreciated as every inch was designed to reflect modern elegance and functionality. As you step in the front door notice the vaulted ceiling & durable style of the heated 6" wide plank tile flooring fashioned to look just like hardwood. The chef's kitchen is a culinary haven with ample counter space, an induction range, custom full height cabinets, soft-close drawers & elegant crown moldings. Custom quartz countertops grace every surface, complemented by exquisite stone features. The butler's pantry just off the kitchen is so massive in size that pictures do not do it justice plus you can walk through to the mudroom right to the garage. The family room is a perfect place to relax in front of the full stone fireplace with knotty wood mantle. The open concept and a wall full of windows ensures you can entertain in style with views from every angle. The generous dining room is adjacent to patio doors that open to a large deck. Upstairs the owner's suite is a luxurious retreat with plenty of space for a king-sized bed. There is a private balcony perfect to get away to enjoy the mountain &



river valley views with a glass of wine. The ensuite bathroom is a spa-like retreat, featuring dual vanities, glass curb-less walk-in shower, heated plank tile flooring, and a heated shower bench. The generous walk-in closet and upstairs laundry make this home perfect. The central bonus room has a modern tray ceiling with inset lighting to set a relaxing mood to kick back and relax. The upper level is complete with two perfectly sized guest bedrooms each with vaulted ceilings & main 4-piece bathroom. There is a separate side door entrance with access to the undeveloped basement awaiting your creative design. The oversized garage (22x24) is designed to fit a full-size truck and features an 18x8 overhead door for easy access and it has a side man door entry. Enjoy summer days relaxing in your southwest back deck, soaking in the sunshine with the mountains and valley as your backdrop. If you have been looking for a home with no neighbour's behind this is it!

Built in 2014

Essential Information

MLS® #	A2163078
Price	\$949,900
Sold Price	\$935,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,547
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	216 Cranarch Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J2



Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Close to Clubhouse, Conservation, Environmental Reserve, Front Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Views
Roof	Asphalt
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 8th, 2024
Days on Market	64

Zoning	R-1s
HOA Fees	189.52
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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