

# \$809,000 - 22 Cranarch Link Se, Calgary

MLS® #A2165254

**\$809,000**

3 Bedroom, 4.00 Bathroom, 2,143 sqft  
Residential on 0.98 Acres

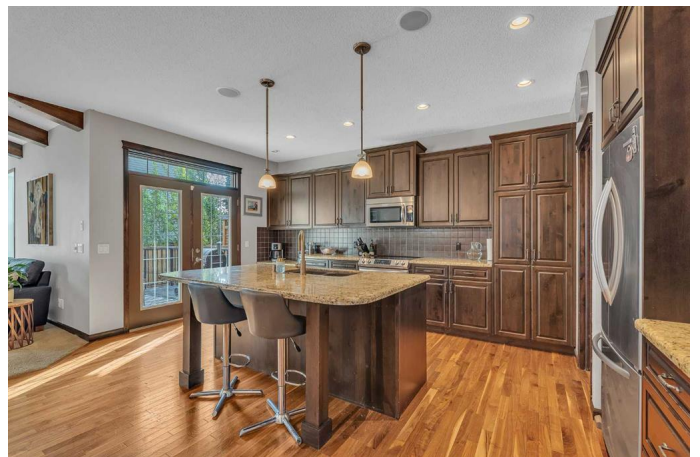
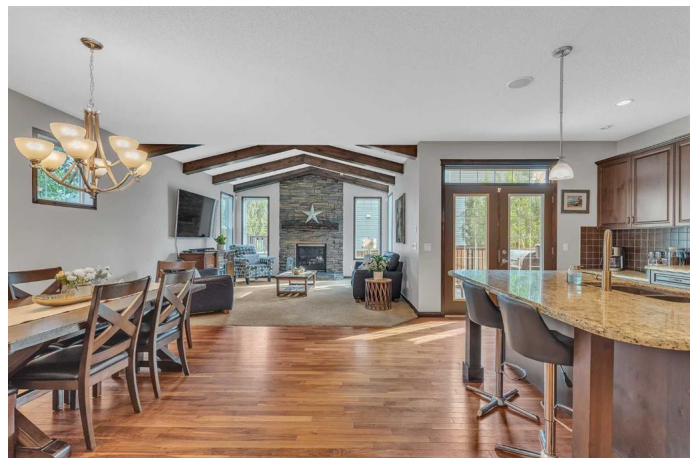
Cranston, Calgary, Alberta

Welcome to this exquisite residence offering over 2,800 square feet of refined chalet style living space, ideally situated just a block from the ridge, where breathtaking views and serene walking paths await. Additionally, the home is only steps away from the clubhouse and park, providing exceptional community amenities.

Upon entering, you're greeted by soaring vaulted ceilings and an elegant, wide staircase that sets the tone for this beautiful home. As you turn the corner, the open-concept main floor unfolds, creating an inviting atmosphere that beckons you to sit back and relax. The space is enhanced by dramatic wood beams, vaulted ceilings, and French doors that open to a freshly landscaped backyard, ideal for both relaxation and entertaining.

The main floor offers a thoughtfully designed combination of a laundry room and mudroom, maximizing both functionality and space. Upstairs, a bonus room offers additional living space, while the luxurious primary suite, located at the rear of the home, serves as a private sanctuary. The en-suite bathroom is both stunning and spacious, designed with meticulous attention to detail. Two generously sized secondary bedrooms and a well-appointed four-piece bathroom complete the upper level.

The lower level is a dream for sports or movie



enthusiasts, featuring a full projection system and theater seating designed by Lazy Boy, all included with the purchase. This entertainment haven is complemented by a three-piece bathroom and a versatile flex space, perfect for use as a home office, den, or guest bedroom. The maintenance room offers built-in storage, providing ample space for seasonal décor and other essentials.

The heated garage, complete with an overhead storage system, adds to the home's convenience.

Located in the prestigious Cranston community, this home offers access to a 22,000-square-foot clubhouse with amenities such as a gym, daycare, meeting and banquet rooms, all adjacent to a seven-acre park. The park features a splash pad, tennis and pickleball courts, a skate park in the summer, and an ice rink in the winter.

Don't miss the opportunity to experience this extraordinary home—schedule your viewing before it's gone!

Built in 2009

**Essential Information**

MLS® #	A2165254
Price	\$809,000
Sold Price	\$800,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,143
Acres	0.98
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	22 Cranarch Link Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0S7

### Amenities

Amenities	Clubhouse, Playground, Game Court Interior, Park, Party Room, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Electric, Gas, Living Room, Mantle, Basement, Stone
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Dog Run
Lot Description	Back Yard, Front Yard, Level, City Lot, Dog Run Fenced In, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 19th, 2024
Date Sold	October 25th, 2024
Days on Market	36
Zoning	R-1
HOA Fees	174.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

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.