

# \$835,000 - 92 Cranarch Terrace Se, Calgary

MLS® #A2173231

**\$835,000**

3 Bedroom, 3.00 Bathroom, 1,210 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to Cranston! This meticulously maintained home offers an incredible combination of thoughtful upgrades, modern conveniences, and timeless style. With numerous custom touches both inside and out, this property is designed to enhance everyday living and entertaining. As you step inside, you'll notice the elegant touches throughout, including Hunter Douglas fabric sheer blinds that add a refined, cohesive look to the entire home. The main and upper levels feature upgraded hardwood flooring and tile with epoxy grout, meaning no more maintenance worries. The kitchen is a chef's dream with upgraded granite, an under-mount sink, under and in-cabinet lighting, and built-in KitchenAid appliances. The in-ceiling speakers in the kitchen, living room, and primary bedroom also make entertaining a breeze. The primary suite is a true retreat, having been extended to include a sitting area. The spa-like ensuite is complete with an upgraded air jet soaker tub and geyser system, fully tiled shower with a bench, and a marble vanity with under-mount sinks, not to mention built-in niches and a generous walk-in closet. Downstairs, the fully finished walk-out basement includes a large rec-room with direct access to the yard, plus 2 bedrooms and a 4-pc bath. Upgraded at a cost of \$25,000, and features a fireplace with blower, Hunter Douglas blinds throughout, and the basement windows, including walkout windows, have been enlarged for added natural light and comfort. Outside, the exterior



has been thoughtfully updated, including durable Hardi-board siding and a recently stained fence. The cement pad extends along the side of the house and into the backyard, creating a perfect space for outdoor activities, and energy-efficient Gemstone lights add a beautiful, functional touch to the exterior. A gas line on the porch offers a convenient setup for BBQs, and the extended garage features an additional four feet of space, fully finished and painted, with plenty of shelving for extra storage. Additional features include central air conditioning (serviced annually), a new hot water tank installed last year, a new blower fan in the furnace this spring, and a water softener. The home also comes equipped with a central vacuum system for added convenience. With its impeccable upgrades, attention to detail, and welcoming atmosphere, this home truly stands out as a must-see!

Built in 2013

**Essential Information**

MLS® #	A2173231
Price	\$835,000
Sold Price	\$811,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	92 Cranarch Terrace Se
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Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z2

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 16th, 2024
Date Sold	October 30th, 2024
Days on Market	14
Zoning	R-G
HOA Fees	189.53

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX iRealty Innovations

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