

**216 Cranarch Crescent SE
Calgary, Alberta**

MLS # A2163078



\$949,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,547 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Conservation		

Heating: In Floor, Fireplace(s), Forced Air

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Zoning: R-1s

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

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!