

**97 Cranarch Court SE
Calgary, Alberta**

MLS # A2166214



\$869,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,199 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Many Trees, Street Lighting, Pie Shaped Lot, See Re		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings		

Inclusions: Hot Tub, Deep Freeze in Basement, 2nd Fridge in Basement, Garden Shed

Discover incredible value in this beautiful Cranston home! Nestled in a quiet cul-de-sac with a central park right outside your door, this home offers prime convenience. It's just steps from Century Hall, an ice rink, parks, pathways, schools, shopping, transit, and has easy access to Cranston's exits. With over 3,000 square feet of luxurious living space, this home boasts 3 spacious bedrooms and a convenient laundry room on the second floor, along with a fourth bedroom in the fully developed basement. The home features 2.5 bathrooms and a loft-style bonus room. The open-concept layout includes 9-foot ceilings on both the main floor and basement, giving the space an airy, expansive feel. Gourmet Kitchen & Elegant Living: The chef's kitchen is the heart of the home, featuring custom wood cabinetry, granite countertops, an upgraded stainless steel appliance package, a central island with an eating bar, and an under-mount sink. It opens seamlessly into the dining area and great room, making it ideal for entertaining. A cozy, stone-faced fireplace with a wood surround and mantle adds warmth and charm to the living space. Luxurious Upper Level offers a spacious primary bedroom with a spa-inspired ensuite, complete with a soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms and a computer loft complete the floor. Fully Developed Basement offers a recreation room, an additional bedroom, a gym, a den, and plenty of storage space—perfect for movie nights and family gatherings. Outdoor Oasis is the best way to describe this lot. The home sits on one of the largest lots on the street, offering plenty of space for kids to play. The sunny, south-facing backyard is a private retreat with mature trees and raised garden beds. Enjoy outdoor living on the upper wood deck or lower concrete patio—both ideal

for relaxing or entertaining. The fully fenced yard also includes a shed and a hot tub. This home offers the perfect blend of luxury, space, and location!