

**116 Cranarch Crescent SE  
Calgary, Alberta**

**MLS # A2168767**



**\$939,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,504 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Stone Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Stunning 2-storey home on a private street in Cranston backing onto natural green space and pathway system to the ridge and river! This well cared for family home features over 2500SF of custom designed luxury living space, 3 bedrooms, 2.5 bathrooms and a unique double bonus room/office on the upper floor. The open concept main level showcases gleaming hardwood flooring throughout, a centrally located formal dining room and a living room which is anchored by a gas fireplace and stone surround. The chef's kitchen features upgraded cabinetry, premium granite, upgraded black stainless steel appliances, built-in wall oven/microwave, gas cooktop and a large walk through pantry. Off the kitchen is a cozy eat-in nook which overlooks the large back yard and green space. The main floor is completed by a half bath and mud room off the garage with lots of additional storage. The upper level features a generously sized bonus room plus secondary bonus space that could be used as a study, loft or office, sizeable laundry room with storage and upgraded washer and dryer. The master retreat features a large walk-in closet and gorgeous spa-like ensuite; double vanities, deep soaker tub, Custom shower with split stone base & accent. Additional features include rough-in for built-in speakers throughout, extra sound proof insulation in the bedrooms and laundry rooms, custom tray vault in bonus room & vault in master, extra pot lights, metal spindles, dual zone heating and cooling system, central AC and list goes on. The large oversized garage with an 8' high door plus extra long driveway completes the home. The huge pie shaped lot allows a very private setting! The unfinished basement is laid out well with large windows to maximize light.