

\$1,149,000 - 136 Cranarch Heights Se, Calgary

MLS® #A1073714

\$1,149,000

5 Bedroom, 4.00 Bathroom, 2,855 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta

View! View! View! Exquisite Landmark estate walkout home in an incredible location backing onto wide ravine with stunning views from almost every room! This air conditioned home has been meticulously maintained and has been extensively upgraded throughout including oversized high efficiency windows and the layout is designed to maximize the extraordinary views. Open 2 story entrance, striking staircase, private office just off the front entrance. 9' ceilings, Formal Dining Room, huge sunny Great Room. Chefs kitchen with full height custom cabinets, oversized fridge, gas cooktop, wall oven, bar fridge, long 9'5" island, walk through butlers pantry leading to mud room and garage. Sound system with speakers in the Kitchen / Great room and Deck. The opulence continues upstairs with a 18' master bedroom retreat overlooking the Ravine, 5pc ensuite with soaker tub, oversized glass shower, double sinks and his & hers walk-in closets. Spacious 19' x 14'6" Bonus room with 9'6" ceilings that accommodate almost any furniture arrangement. The second and third bedroom and upper laundry completes this level. The fabulous walkout basement includes 9' ceilings, a wet bar with two wine & beverage fridges, dishwasher and long granite island, striking feature wall surrounding the fireplace, games area, another two bedrooms and another full bath with two sinks. Granite in all baths throughout. 4 car heated garage with one bay converted to work area. Deck off



kitchen, covered patio, fire pit and around the north side another private patio area with paving stones and underground sprinkler system . Some of the mechanical upgrades include Water Softener, Hot water on demand, 2 High Efficiency Furnaces, Heat recovery ventilation system, Waste water heat recovery. This home simply has it all, great location, high level of upgrades, quality finishing's, immaculate condition - it just doesn't get any better than this!

Built in 2012

Essential Information

MLS® #	A1073714
Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,855
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Cranarch Heights Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0V6

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4

Parking Triple Garage Attached, Garage Door Opener, Heated Garage, Oversized, Workshop in Garage, Aggregate

of Garages 4

Interior

Interior Features Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar, Bar, Recreation Facilities

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Dryer, Gas Cooktop, Tankless Water Heater, Wine Refrigerator, Water Softener

Heating Central

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Walk-Out

Exterior

Exterior Features Covered Courtyard, Fire Pit

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Low Maintenance Landscape, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2021

Days on Market 81

Zoning R-1

HOA Fees 167

HOA Fees Freq. ANN

Listing Details

Listing Office ROCK REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.