

# \$914,900 - 265 Cranarch Circle Se, Calgary

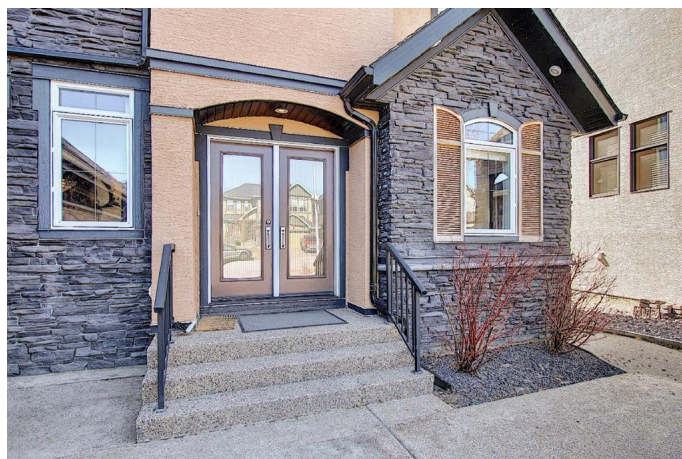
MLS® #A1089814

## \$914,900

3 Bedroom, 3.00 Bathroom, 3,052 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

This former estate showhome located in Cranston offers over 3,050 sqft of living space on 2 fully developed levels and an unfinished basement for your expansion needs. Situated in the center of Cranston, on a quiet street and back on green, this home offers everything for casual and luxury entertaining. The spacious entry opens up to warm marble floors inviting you into this spacious craftsman-built home. The grand living room with a chic fireplace has a full wall of windows allowing sunlight to showcase your living style. The separate dining room will no doubt create special family memories. The kitchen has quartz countertops, stainless steel appliances including a 6 burner gas stove(Fisher&Paykel), SxS Fridge (Fisher&Paykel), and plenty of storage. Dual patio doors from the kitchen nook open up to a sizeable deck and private SOUTH facing backyard; sufficiently increasing outdoor entertainment space. A mud room just off the kitchen is ideally situated leading to the oversized 3 car garage. A home office is also located on the main level. Stylish leather flooring through the dinning, living room and the office. Sunlight stairs lead to the upper floor family room complete with entertainment center and 3 generous bedrooms including a vaulted ceiling master suite with large his& hers walk-in closets and luxurious 5 piece ensuite. Conveniently located close to Cranston Residents Association Century Hall community center with tennis and basketball courts, ice rink and



playgrounds; schools; South Health Campus and shopping. A couple of minutes away from the Ring Road. Welcome to your new home!

Built in 2008

### **Essential Information**

MLS® #	A1089814
Price	\$914,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,052
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	265 Cranarch Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S3

### **Amenities**

Amenities	Playground, Other
Parking Spaces	3
Parking	Triple Garage Attached, Insulated, Garage Door Opener, Gravel Driveway
# of Garages	680

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground, Private Yard, Tennis Court(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2021
Days on Market	45
Zoning	R-1
HOA Fees	525
HOA Fees Freq.	ANN

## Listing Details

Listing Office	C-LUXURY REALTY LTD.
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