



**176 Cranarch Crescent SE  
Calgary, Alberta**

**MLS # A2278068**



**\$1,098,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,559 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Fireplace(s), 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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** All Appliances in the Walk-Out Level (Fridge, Stove, Dishwasher, Hood Fan, Stacked Washer & Dryer)

Boasting 3,558 sq ft of developed living space (2,559 sq ft above grade), this executive-level residence offers uninterrupted SW views across the expansive Cranston Escarpment green space toward the breathtaking Canadian Rockies. With its coveted SW exposure, the home is drenched in natural light throughout the day, creating a warm & inviting atmosphere all day long. A dramatic two-storey vaulted ceiling welcomes you into the highly functional floor plan. Designed with entertaining in mind, the open-concept main floor showcases stunning views from every angle. The living room is anchored by a beautiful gas fireplace with custom built-ins, creating a refined & comfortable gathering space. The chef-inspired kitchen features a gas cooktop, built-in wall oven, & a substantial island offering generous prep space & seating for family/guests. The dining area sits adjacent to the kitchen, perfectly positioned to take in the impressive SW mountain views. Step out onto the spacious balcony to enjoy uninterrupted views & spectacular sunsets. The large mudroom & a walk-through pantry provide the utmost in convenience. A dedicated main floor den/office & a 2pc powder room complete the main. Upstairs, you'll find three generously sized bedrooms. The primary retreat captures the same spectacular views & offers a large walk-in closet & a decadent 5-piece ensuite. One of the secondary bedrooms features a cheater door to the well appointed 4pc bathroom. A spacious bonus room is ideal for family movie nights & the upper laundry room includes additional storage & a utility sink. The fully developed walk-out lower level is filled with natural light, it truly doesn't feel like a basement. This level includes a 2nd kitchen area, a 2nd washer & dryer, a 4th bedroom, & a large recreation space, making it ideal for extended family, teens, or multi-generational

living. Step outside to the low-maintenance landscaping complete with a stone patio & walkway. The rear gate opens directly onto expansive green space & endless community pathways. The oversized double attached garage features over-height ceilings, offering an abundance of storage options & excellent flexibility for larger vehicles or additional shelving. With the completion of the new Ring Road, commuting around the city is convenient, & schools of all levels are just minutes away. The stunning SW exposure & panoramic mountain views must be experienced to be fully appreciated, watch the seasons change & enjoy the ever evolving beauty of the Rockies from all three levels of this exceptional home. Call for more information!