



GRASSROOTS

REALTY GROUP

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**187 Cranarch Circle SE
Calgary, Alberta**

MLS # A2293305



\$1,800,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,806 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, On Street, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Pool Table , Cue sticks with wall holder , 2 - Mini bar fridges (1 on main floor , 1 in the basement) , Basement microwave , Basement TV and wall bracket , Garage fridge

Welcome to this exceptional walkout estate home perched along the ridge in the prestigious community of Cranston. Featuring a triple attached garage and a thoughtfully designed layout that give you mountain views from every level, this home offers the perfect balance of luxury, space, and everyday functionality. Boasting 5 TOTAL BEDROOMS ,with 4 spacious bedrooms UPSTAIRS and 1 additional bedroom in the fully developed basement giving your family well over 5000 sqft of living space , this home is ideal for growing families and those who love to entertain. The upper level also features a large bonus room with a built in wall bench with storage as well as a built-in tv stand , convenient upper level laundry. with 4 pc main bath. The primary retreat is a true showstopper, complete with a luxurious 5-piece ensuite with large soaker tub , his and hers walk in closets, creating a private, spa inspired escape. The main floor is designed for both productivity and confort, offering TWO dedicated OFFICE SPACES , making it perfect for working from home or managing a busy household. The air conditioned , open concept layout is highlighted by a stunning three way fireplace, seamlessly connecting the living and dining areas. At the heart of the home is the chef inspired kitchen, featuring a massive granite island, newer appliances, abundant cabinetry, and a large walk in pantry providing exceptional storage and functionality. The space flows effortlessly, making it ideal for entertaining and everyday living. A main floor wet bar with ample built in storage cabinets, adding a extra touch of convenience and comfort for hosting guests. Throughout the home, you’ll find a beautiful blend of hardwood flooring, plush carpet, and tile, delivering both style and comfort in every room. Step outside to your upper deck and take in the breathtaking mountain and river views, a

rare offering that truly elevates this property. Enjoy your evenings relaxing while watching a beautiful sun set all while hosting those family BBQ's . The fully finished walkout basement is built for entertaining and relaxation, complete with an additional bar area , cozy fireplace, bathroom, 5th bedroom , generous storage space, and direct access to the backyard. Front yard has artificial turf for easy maintenance , back yard has real grass with gate access to walking paths. Located just minutes from everyday amenities , shopping , schools and offering quick access to Stoney Trail and DeerfootTrail, commuting is now effortless. Enjoy nearby pathways and outdoor living with easy access to Fish Creek Provincial Park and world famous fishing on the Bow River at your finger tips Experience elevated Estate living with a view , this is a stunning home that truly has it all!