



**GRASSROOTS**  
REALTY GROUP

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**30 Cranarch Circle SE  
Calgary, Alberta**

**MLS # A2313395**



**\$825,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,075 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<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>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Garage fridge, Hot Tub - AS IS,

Former ALBI Showhome with \$30K+ in Recent Luxury Upgrades! This immaculate home perfectly blends premium craftsmanship with modern convenience. The gourmet kitchen shines with granite counters, a massive island, a tech center, and a brand new Thermador fridge (2024). The open-concept great room features elegant tray ceilings and a stunning stone fireplace. Upstairs, find a vaulted bonus room and 3 bedrooms with walk-in closets including a lavish primary retreat with a 5pc heated floor ensuite. The fully finished basement adds a 4th bed, large rec room, den, and a second heated-floor bath. Your West-facing backyard oasis awaits with a new composite deck (2025), 2 retractable awnings, a premium Cal Spas hot tub (2022), 3 gas lines, and a storage shed. The oversized double garage is truck-friendly, boasting a new epoxy floor (2022) and a floor drain. Mechanical upgrades include a new AC unit (2024) and an on-demand hot water system. Irrigation, reverse osmosis water filtration system. Incredible location steps from Fish Creek paths, South Health Campus, and amenities!