



GRASSROOTS

REALTY GROUP

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**13 Cranarch Place SE
Calgary, Alberta**

MLS # A2318012



\$949,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shed, Garage Cabinets and Built-in Storage,

Welcome to 13 Cranarch Place SE, a beautifully upgraded family home offering nearly 3,400 sq. ft. of developed living space in one of Cranston's most desirable locations. Thoughtfully designed for growing families and those who love to entertain, this exceptional home features 6 bedrooms, 3.5 bathrooms, AC, 220 Volt Wiring, and an impressive list of upgrades throughout. When simply walking up you'll appreciate the durable exterior finishes, the spacious front entryway, and the attention to detail that continues throughout the home. The custom-designed mudroom off the heated double attached garage is both stylish and functional, featuring built-in cubbies, designer tile, and extensive storage. The heart of the home is the open-concept main floor where the beautifully designed kitchen showcases stainless steel appliances, ample cabinetry, generous counter space, and wide open flow into the bright living room complete with a cozy gas fireplace. The dedicated dining area is perfect for family dinners and entertaining guests. Step outside and discover an outdoor space built for Alberta summers. Enjoy the comfort of a radiant heated outdoor living area, a low-maintenance composite deck, natural gas hookups for grilling, artificial turf, and a premium powered shed. The backyard backs directly onto greenspace, creating added privacy and a beautiful setting for outdoor enjoyment. As an added bonus, the yard is already roughed-in for an above-ground heated pool. This desirable southwest-facing yard has plenty of sunlight for enjoyable nights year round. Upstairs, you'll find four spacious bedrooms, including a primary retreat that offers a large walk-in closet and a luxurious ensuite with dual vanities, soaker tub, and a separate shower. Down the other end of the hall is a remarkable secondary bedroom featuring a custom built-in bunk system with two trundle beds, TV

mounting location, and large windows that fill the space with natural light. The ultimate room for movie nights. Completing the upper level is two additional large bedrooms, a full bathroom, and a convenient upper-floor laundry room providing functionality for busy families. The fully finished basement expands your living space with high ceilings, two additional bedrooms that can also serve as home offices, a large recreation area for your home gym, and the perfect space for movies, gaming, or watching the big game. Completing the lower level is a beautiful bathroom featuring a state-of-the-art steam shower and abundant storage space. The heated double attached garage is a dream for hobbyists and homeowners alike, offering built-in storage, a raised storage platform, cabinetry, and a workbench. It truly has it all. Nothing was spared when it came to the design of this home. The home is located just steps from schools, parks, pathways, all essential amenities, and sits on a greenspace leading to Cranston Ridge where you'll find some of Calgary's most breathtaking mountain views.