



**102 Cranarch Common SE  
Calgary, Alberta**

**MLS # A2319440**



**\$765,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,234 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning 2-storey DETACHED, WALK-OUT HOME located in the premier, family-friendly river community of Cranston! This pristine property has been immaculately updated just for you, featuring a NEW FRESH PAINT job, NEW CARPET AND LVP FLOORING, a PROFESSIONAL CLEANING, and a comprehensive PRE-LISTING INSPECTION (Report Available upon request) completed by the sellers prior to hitting the market. Boasting 2,234 SQ FT of beautiful above-grade living space, the open-concept layout includes an expansive main floor family room with a cozy gas fireplace , a VERSATILE FLEX/DEN space ideal for a home office, and a RARE FULL MAIN FLOOR BATHROOM. The CHEF-INSPIRED KITCHEN features granite countertops, a large kitchen island, crown molding, and premium BUILT-IN APPLIANCES. The home features MAIN FLOOR & BASEMENT CEILING, stunning stained wood railing, large windows and SE backyard. Upstairs, you will discover 3 GENEROUS BEDROOMS , a large bonus room, a dedicated upper-level laundry room , including a LUXURIOUS PRIMARY SUITE complete with a walk-in closet and private 4-piece ensuite bathroom. The massive unfinished walk-out basement is a blank canvas awaiting your personal customization. Enjoy maximum privacy in your backyard oasis with NO DIRECT HOMES BEHIND as it backs onto a beautiful, treed/backyards area and no corner sidewalks to shovel the snow. Parking is an absolute breeze with an oversized double attached garage and a front aggregate driveway. Residents gain access to top-tier HOA amenities including Century Hall's private parks, rinks, and playgrounds , all while being minutes away from local schools, shopping at Cranston Market, the South Health Campus, and the Bow River pathways. A 3D/VIRTUAL TOUR is available on the

listing link! Call your favourite realtor for your private viewing now.