



GRASSROOTS

REALTY GROUP

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**173 Cranarch Close SE
Calgary, Alberta**

MLS # A2326305



\$800,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: NA

Set in one of Cranston's most desirable locations, this beautifully finished walkout home offers over 3,000 sq. ft. of developed living space and a layout designed for comfortable family living. Tucked away on a quiet crescent and just steps from the ridge pathway system overlooking the Bow River Valley, this is the kind of setting that invites evening walks, weekend adventures, and time spent outdoors together. The entire home has just been freshly repainted, giving it a bright, clean, and move-in-ready feel throughout, and it also includes central air conditioning and a water softener for added comfort and convenience. Inside, rich hardwood flooring, granite countertops, and soaring ceilings create a warm and welcoming first impression. At the centre of the home is the stunning chef-inspired kitchen, designed with two islands that make everyday life easier and gatherings more enjoyable. Whether it's helping with homework, hosting holiday meals, or catching up with friends over coffee, this space was built for connection. Stainless steel appliances, abundant cabinetry, and an open-concept layout make it as practical as it is beautiful. The dramatic open to below family room is the heart of the home, with a striking fireplace and expansive nearly floor-to-ceiling windows that fill the space with natural light and create a bright, uplifting atmosphere for family time. A main floor office provides a quiet place to work or study, while upstairs you'll find a spacious bonus room, convenient laundry, and three generous bedrooms designed to give everyone their own space. The primary retreat offers a peaceful place to unwind at the end of the day, featuring a vaulted ceiling, oversized arched window, and a luxurious five-piece ensuite with dual vanities, a soaker tub, and a separate shower. The professionally finished walkout basement adds even more room for

family living, with two additional bedrooms, a full bathroom, and a large recreation and family room with rough-ins for a future wet bar and second fireplace. It's a flexible space that can grow with your family, whether you need room for guests, teens, hobbies, or movie nights. Outside, the landscaped yard includes mature trees, underground sprinklers, and a lower patio accessed from the walkout level, creating a seamless connection between indoor and outdoor living. Enjoy summer evenings on the upper deck, perfect for BBQs and outdoor dining, or relax on the lower patio for a quiet retreat at ground level. The oversized garage offers plenty of room for larger trucks, SUVs, and all the gear that comes with an active family lifestyle. With parks just across the street, the ridge walking paths only moments away, and a home designed to support both everyday living and special memories, this is a rare opportunity to enjoy the best of Cranston in a setting that truly feels like home.