



GRASSROOTS
REALTY GROUP

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16 Cranarch Grove SE
Calgary, Alberta

MLS # A2330746



\$628,800

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,162 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

This spacious family home in the desirable community of Cranston offers over 2,100 sq. ft. above grade plus a fully finished basement. Featuring a bright open-concept layout, the home showcases a stunning kitchen with rich dark cabinetry, granite countertops, stainless steel appliances, walk-in pantry, and a large island perfect for entertaining. The inviting living room with gas fireplace flows seamlessly into the dining area with direct access to the large rear deck and private fenced backyard. Upstairs features a massive bonus/family room, a spacious primary retreat with walk-in closet and 4-piece ensuite, plus two additional bedrooms and a full bathroom. The fully finished basement adds even more versatility with two additional bedrooms, a rec room, full bathroom, and ample storage space. Complete with an attached double garage, mature trees, this move-in-ready home offers exceptional comfort, space, and functionality in one of Calgary's most sought-after southeast communities.