



GRASSROOTS
REALTY GROUP

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131 Cranarch Crescent SE
Calgary, Alberta

MLS # A2332116



\$885,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,449 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Pie S		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Sono's

Luxury Living at an Exceptional Price!!! Convenient Location - Steps away from Century Hall, Ice rink, parks, Bow River, pathways, schools, shopping, transit, and the new Cranston exit. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted by the original owners - Truly a custom-built DREAM home. Over 3500 SF of luxurious living space offering 4 bedrooms, 2 dens, Homework area, 3 Family rooms, 3.5 baths & a big garage ... This OPEN design features 9' ft main floor ceilings - Spectacular CHEF's kitchen overlooking the dining area and great room. Upgraded "Luxury Estate Level" features include a tile-faced gas fireplace with TV niche, plush carpet, oversized tile floors in the kitchen/nook/dining/great room/hallway/foyer, staircase railing, light & plumbing fixtures, baseboard, doors, and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (custom shaker style maple cabinets, trims & doors, GRANITE, upgraded stainless steel appliances & hood cover, pantry, recessed lighting, tiled backsplash, dramatic central island with an eating bar & an undermount granite sink, and nook). Upstairs includes a stately primary bedroom with a full spa-like ensuite (Big corner soaker tub & separate shower) with a walk-in closet, upper homework area, laundry room, 2 good sized spare bedrooms, big bonus room with vaulted ceilings. Other impressive features include a finished basement, central air conditioning, a quiet cul de sac corner homesite with extra parking. A sunny private backyard setting with mature trees, fully fenced, 14' x 12' concrete and paver patio. Rich front curb appeal with stucco, stone details, and cover entry. Call your friendly REALTOR(R) to book a viewing!

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