



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

163 Cranarch Circle SE
Calgary, Alberta

MLS # A2338706



\$999,990

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,754 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, No Back Lane, Private, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, Tray Ceiling(s), Vinyl Windows		

Inclusions: N/A

Gorgeous Estate Home | 2,754 SqFt | Backing onto Walking Path | Incredible Cranston Location | 5 Bedrooms | 3.5 Bathrooms | Soaring Open-to-Below Ceilings | Chef's Kitchen | Full Height Cabinetry | Stainless Steel Appliances | Gas Cooktop | Oversized Granite Island | Open Floor Plan | Expansive Living Space | Abundant Natural Light | Main Level Office | Triple-Sided Fireplace | Main Level Laundry | 3 Upper Level Bedrooms | Grandiose Bonus Room | Vaulted Ceilings | Huge Windows | Finished Basement | Basement Bedrooms | Home Gym | 5pc Bathroom | Incredible Storage | Beautifully Landscaped Backyard | Composite Deck | Stamped Concrete Patio | 2x Lawn Fountains | Front Attached Double Garage with Sink & Floor Drain. Welcome home to this exceptional estate home in one of Cranston's most desirable locations, backing directly onto a walking path & offering beautifully designed living spaces. Step inside to soaring open-to-below ceilings, an impressive staircase & abundant natural light that immediately showcases the scale of this home. The main level features a spacious open floor plan with hardwood & tile flooring, creating an inviting flow between the kitchen, dining & living areas. The chef's kitchen is beautifully appointed with full height cabinetry, upgraded stainless steel appliances, a gas cooktop & an oversized granite island, providing generous prep space & the perfect gathering place for family & friends. The dining room features a coffered ceiling & flows seamlessly into the living room, where a striking triple-sided stone fireplace creates a beautiful focal point between all the spaces. Large windows overlook the backyard & fill the main level with natural light. A private home office with French doors provides an ideal work-from-home space, while the main level laundry & mudroom offer exceptional everyday functionality with ample storage.

Upstairs, the expansive primary retreat features west-facing mountain views & a spa-inspired 5pc ensuite complete with a deep soaking tub, walk-in tiled shower with built-in bench, dual vanity with stone countertops, heated floors & a spacious walk-in closet with custom built-in shelving. Bedrooms 2 & 3 are both generously sized & share the main 4pc bathroom. The grandiose bonus room offers soaring vaulted ceilings & huge windows, creating an incredible additional living space for movie nights, family gatherings. The fully developed basement expands your living & entertaining space with 2 additional bedrooms, one currently used as a home gym, a beautifully finished 5pc bathroom with heated tile floors & dual vanity, plus excellent storage. Outside, the professionally landscaped backyard is an entertainer's dream with a large composite deck, stamped concrete patio, manicured landscaping & underground sprinkler system, all backing onto the walking path for added privacy & a peaceful setting. The oversized front attached double garage provides excellent parking & storage. Hurry & Book your showing today!