



GRASSROOTS
REALTY GROUP

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46 Cranarch View
Calgary, Alberta

MLS # A2341063



\$939,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,171 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Firepit, greenhouse

This is the kind of home that stops you in your tracks. Meticulously maintained by its original owners and showing like a showhome, this fully finished 4-bedroom, 3.5-bathroom Cedarglen home offers 3,000 sq. ft. of beautifully developed living space and is packed with upgrades, thoughtful details and all the bells and whistles. Step inside to a bright, wide-open main floor where beautiful hardwood flooring, soaring 8-foot doors and an abundance of natural light create an impressive first impression. The kitchen is truly the heart of the home, featuring a massive quartz island, gas range, ample cabinetry and generous workspace, all flowing seamlessly into the dining and living areas. Oversized sliding doors extend the living space outdoors to the large covered patio with vinyl decking—the perfect place for entertaining, relaxing or enjoying summer evenings. Upstairs, you’ll find three spacious bedrooms, a bonus room and the convenience of upper-floor laundry. The primary retreat is beautifully appointed with a walk-in closet and a luxurious ensuite featuring a tiled shower, dual vanities and a soaker tub. The fully finished lower level adds even more versatility with a fourth bedroom, full bathroom, media room and dedicated office area complete with a custom built-in desk—ideal for working from home, movie nights, guests or growing families. Outside is where this property continues to set itself apart. The pie-shaped lot provides incredible space and accommodates the rare front-attached triple-car garage. Fully finished, heated and complete with new epoxy flooring, built-ins, a bar, a side entrance and its own man cave, this is far more than a garage—it’s the ultimate workspace, hobby area and hangout. The backyard has been thoughtfully designed with professional landscaping, underground wi-fi controlled sprinklers, garden space, a

greenhouse and a 18 x 12 detached workshop/storage building with power, giving you exceptional outdoor living and storage without sacrificing the beautifully finished yard. From the immaculate interior to the incredible garage and carefully planned outdoor spaces, this is a home where virtually every detail has already been taken care of. Enjoy the piece of mind of a new hot water tank, upgraded attic insulation, and new Hardie siding. Steps from both shopping and the ridge, with easy access to Deerfoot Trail, this home's location can't be beat. Turnkey, fully developed and exceptionally maintained—this one needs to be seen in person to truly appreciate everything it has to offer.