

189 Cranarch Place SE  
Calgary, Alberta

MLS # A2208710



**\$800,000**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                    |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 2,273 sq.ft.                | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Stone Counters, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** None

Beautifully maintained and thoughtfully designed, this 2,273 sq ft home in the heart of Cranston offers an exceptional blend of comfort, space, and lifestyle. The main floor features a soaring open-to-below great room anchored by a beautiful stone fireplace, a chef-inspired kitchen with granite countertops, stainless steel appliances, walk-through pantry, and dual islands ideal for entertaining and everyday living. Upstairs, you'll find three generously sized bedrooms including a spacious primary suite with a walk-in closet and 5-piece ensuite. The fully finished basement is wired for Dolby Digital surround sound and includes a fourth bedroom, full bathroom, ample storage, and a tucked-away office nook for quiet productivity. Enjoy the comfort of central A/C, a landscaped backyard with interlocking patio, and the convenience of a rear-attached garage. Located steps from Fish Creek Park and Cranston's 22,000 sq ft community centre featuring skating rinks, tennis courts, splash park, and more—this is the perfect place to call home.