



## 116 Cranarch Heights Calgary Alberta

\$1,525,000

Natural beauty surrounds this spectacular, ridge backing 2 storey walkout home. With stunning SE views and total privacy, this Landmark custom built home ticks all the boxes. Offering 4,400sqft of developed space with attached triple garage, this home is located on the highly coveted "ridge street" in the beautiful family community of Cranston - one of Calgary's top communities for schools, parks, pathways, and a rich host of amenities. Premium construction and finishing details are evident as soon as you enter this home. Beautiful curb appeal, wide driveway with parking for 6, spray foam insulation in all exterior walls providing superior insulation and soundproofing, over 1,300sqft of outdoor deck space including upper deck spanning full width of the home, in-floor heat in lower level, heated triple garage with its own furnace, new ICB boiler for continuous hot water, Control 4 system for lighting, Sonos sound system. This 4 bedroom/4 bathroom home is perfectly laid out for a family with thoughtfully designed living spaces for both relaxation and functionality. Enjoy entertaining in the gourmet kitchen with integrated Thermador and Sub-Zero appliances, ample storage and elegant design that's sure to impress. Relax in the beautiful great room with its sleek gas inset fireplace and oversized picture windows to enjoy the views. Designated office space with built-ins. Multiple indoor and outdoor dining options exist from the casual dining area off kitchen, the formal dining room and the impressive upper deck featuring dual gas outlets for your outdoor cooking and endless views. The upper level is designed for family living with an expansive bonus room, 3 large bedrooms and upstairs laundry center. The primary retreat is impressive with vaulted ceilings, views of the ravine behind, dual walk-in closets and spa inspired ensuite bath. The walkout level with in-floor ...

Bedroom 12.25 Ft x 10.75 Ft

Other 30.67 Ft x 15.33 Ft

Furnace 13.58 Ft x 12.33 Ft

Recreational, Games room 20.08 Ft x 12.00 Ft

3pc Bathroom Measurements not available

Kitchen 14.83 Ft x 13.33 Ft

Other 12.42 Ft x 8.00 Ft

Foyer 12.00 Ft x 7.67 Ft

Other 45.58 Ft x 14.58 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.92 Ft x 14.08 Ft

Bedroom 12.92 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 14.00 Ft x 12.00 Ft

Living room 18.33 Ft x 15.92 Ft

Office 15.08 Ft x 9.92 Ft

Breakfast 13.58 Ft x 12.08 Ft

Bedroom 11.92 Ft x 10.50 Ft

Laundry room 9.00 Ft x 7.75 Ft

Bonus Room 15.42 Ft x 15.17 Ft