



# 56 Cranarch Road Calgary Alberta

\$399,900

Welcome to this elegant one level living bungalow-style townhouse built in 2012 and maintained in great condition. The bright and open layout features central air conditioning, 9ft ceilings, cork and tile flooring, and a spacious living room with a large front window and gas fireplace. The attached two-car garage is accessible through the basement. Conveniently situated, this home is within walking distance to all amenities at Cranston Market, bus routes, and Cranston Hall, which includes a hockey rink. The master bedroom is generously sized and includes a full ensuite with a tub, shower, and walk-in closet. The main floor also comprises a second bedroom, a main bathroom, and a laundry room. The partially developed basement offers excellent potential for a den or storage space. The chef's kitchen is equipped with quartz countertops, a large island with an eating bar, a pantry, stainless steel appliances, and a roomy dining area. Please note "in Addition to two level this unit, there is another level on the top level belong to another house". Additionally, it is a short drive to the Seton shopping center, which will feature various shops and the South Health Campus (id:6769)

- Furnace 17.42 Ft x 13.50 Ft
- 4pc Bathroom 5.00 Ft x 8.17 Ft
- 4pc Bathroom 5.00 Ft x 8.17 Ft
- Bedroom 12.33 Ft x 9.33 Ft
- Dining room 10.67 Ft x 8.67 Ft

- Kitchen 12.75 Ft x 12.42 Ft
- Laundry room 6.33 Ft x 8.42 Ft
- Living room 19.25 Ft x 14.00 Ft
- Primary Bedroom 11.75 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca