



# 169 Cranarch Common Calgary Alberta

\$820,000

Nestled in the heart of Cranston, this stunning 2-storey Green Energy Home promises the perfect blend of luxury, comfort, and sustainability. Boasting solar panels for significant summer utility savings, this property not only supports your wallet but the environment as well. The home greets you with impressive Hardiboard siding and a front-attached double garage (oversized) that complements the elegant exterior. Step inside to find a freshly painted interior that radiates warmth and sophistication. The main entrance features soaring 2-storey ceilings, setting the tone for the spacious main floor adorned with 9' ceilings and luxury vinyl plank (LVP) flooring installed just three years ago. Custom window shutters throughout provide both privacy and style. The inviting living room centers around a cozy gas fireplace, creating the perfect setting for family gatherings. Enter the kitchen and be captivated by coffered ceilings and a bright, open space highlighted by an island with a breakfast bar and gleaming granite countertops. Culinary enthusiasts will appreciate the walk-in pantry, a dishwasher upgraded in 2020, a brand-new stove from 2023, and a state-of-the-art fridge equipped with a WiFi screen, added in January 2024. As well-thought-out mudroom offers California closets and a convenient bench seat, ideal for busy households. Triple pane windows ensure energy efficiency and tranquility throughout the home. Ascend to the upper floor and discover a sun-drenched bonus room with LVP flooring, perfect for relaxation or entertainment. The primary suite is a true retreat, featuring an expansive walk-through closet which leads to the laundry room, and a luxurious ensuite bathroom complete with dual sinks, granite counters, an oversized soaker tub, and a large shower. The fully furnished basement extends the living space, showcasing a vast recreational room, a full bathro...

3pc Bathroom 9.67 Ft x 6.75 Ft  
 Recreational, Games room 25.00 Ft x 25.00 Ft  
 Furnace 8.17 Ft x 11.50 Ft  
 2pc Bathroom 5.00 Ft x 4.50 Ft  
 Breakfast 7.33 Ft x 12.00 Ft  
 Dining room 10.33 Ft x 10.00 Ft

Other 6.08 Ft x 7.92 Ft  
 4pc Bathroom 5.00 Ft x 8.83 Ft  
 5pc Bathroom 11.92 Ft x 12.25 Ft  
 Bedroom 10.33 Ft x 10.00 Ft  
 Bedroom 10.00 Ft x 10.92 Ft  
 Bonus Room 14.42 Ft x 14.00 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Foyer 9.08 Ft x 4.75 Ft

Kitchen 10.33 Ft x 14.42 Ft

Living room 16.33 Ft x 13.17 Ft

Laundry room 5.17 Ft x 7.25 Ft

Primary Bedroom 11.92 Ft x 14.00 Ft

Other 8.08 Ft x 11.17 Ft