



## 31 Cranarch Terrace Calgary Alberta

\$985,000

If you are looking for a cookie-cutter house with a generic, expected interior...this is not the home for you. If you are looking for a style-forward, eclectic family home with a million-dollar view then this may be your match made in mountain view heaven! There is some serious wow factor on the inside and that is before you take in the breathtaking four-season view beyond the windows. Always the heart of the home, the kitchen is design inspired with cheeky pops of colour, space for duelling chefs, and features an oversized island that invites a party-sized charcuterie and many friends. The generous dining space can play host to memorable meals and the living room, crowned with a chalet-style fireplace, offers a place to get cozy while enjoying the beautiful views of your backyard and the mountains. Step outside and get ready to enjoy a magazine-worthy backyard. The large deck, complemented by an awning, presents an ideal setting for al fresco moments, and the fire pit patio fosters a space for warmth and sharing stories. Your back gate opens onto the escarpment pathway allowing you to embrace Alberta's iconic natural beauty and walk, stroll, bike, and bask in a perfect location. The upper floor features an oversized bonus room with vaulted ceilings, a built-in window seat, matching cabinets, and a console bench. This large and airy haven is the perfect spot for movie nights, a spacious home office...or maybe both? Be prepared...the primary suite is going to spoil you rotten! Ample room for a king-sized bed, walk-in closet, mountain view, and a beautifully designed ensuite with dual sinks, a soaker tub, and a large shower. Two additional bedrooms, a bathroom, and the convenient upper-level laundry room complete the upstairs. The Chicago loft-inspired basement features more family living space that invites flexible configurations. Some other notable features of the ...

Bonus Room 13.58 Ft x 18.92 Ft  
 Primary Bedroom 12.42 Ft x 14.58 Ft  
 5pc Bathroom 9.75 Ft x 10.83 Ft  
 Bedroom 9.92 Ft x 12.00 Ft  
 Bedroom 9.25 Ft x 12.00 Ft  
 Laundry room 5.42 Ft x 5.58 Ft

Family room 21.83 Ft x 23.83 Ft  
 Other 5.42 Ft x 7.33 Ft  
 Kitchen 9.25 Ft x 16.58 Ft  
 Dining room 10.58 Ft x 13.75 Ft  
 Living room 11.92 Ft x 13.50 Ft  
 2pc Bathroom 2.92 Ft x 8.42 Ft

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

Listing Presented By:



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4pc Bathroom 5.92 Ft x 7.92 Ft

Other 5.42 Ft x 7.25 Ft