



## 92 Cranarch Terrace Calgary Alberta

\$835,000

Welcome to Cranston! This meticulously maintained home offers an incredible combination of thoughtful upgrades, modern conveniences, and timeless style. With numerous custom touches both inside and out, this property is designed to enhance everyday living and entertaining. As you step inside, you'll notice the elegant touches throughout, including Hunter Douglas fabric sheer blinds that add a refined, cohesive look to the entire home. The main and upper levels feature upgraded hardwood flooring and tile with epoxy grout, meaning no more maintenance worries. The kitchen is a chef's dream with upgraded granite, an under-mount sink, under and in-cabinet lighting, and built-in KitchenAid appliances. The in-ceiling speakers in the kitchen, living room, and primary bedroom also make entertaining a breeze. The primary suite is a true retreat, having been extended to include a sitting area. The spa-like ensuite is complete with an upgraded air jet soaker tub and geyser system, fully tiled shower with a bench, and a marble vanity with under-mount sinks, not to mention built-in niches and a generous walk-in closet. Downstairs, the fully finished walk-out basement includes a large rec-room with direct access to the yard, plus 2 bedrooms and a 4-pc bath. Upgraded at a cost of \$25,000, and features a fireplace with blower, Hunter Douglas blinds throughout, and the basement windows, including walkout windows, have been enlarged for added natural light and comfort. Outside, the exterior has been thoughtfully updated, including durable Hardi-board siding and a recently stained fence. The cement pad extends along the side of the house and into the backyard, creating a perfect space for outdoor activities, and energy-efficient Gemstone lights add a beautiful, functional touch to the exterior. A gas line on the porch offers a convenient setup for BBQs, and the extended garage feature...

Recreational, Games room 20.25 Ft x 25.08 Ft

Bedroom 10.92 Ft x 11.83 Ft

4pc Bathroom 8.08 Ft x 5.08 Ft

Bedroom 16.50 Ft x 12.75 Ft

Furnace 8.25 Ft x 16.50 Ft

Living room 14.00 Ft x 11.75 Ft

Dining room 16.58 Ft x 7.33 Ft

Primary Bedroom 14.17 Ft x 13.50 Ft

Kitchen 14.92 Ft x 13.67 Ft

Office 10.00 Ft x 10.92 Ft

Laundry room 6.08 Ft x 7.92 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

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Listing Presented By:



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