



## 228 Cranarch Crescent Calgary Alberta

\$879,900

Imagine waking up every morning to UNOBSTRUCTED MOUNTAIN VIEWS, sipping coffee on your spacious west-facing deck, and ending your day with a breathtaking sunset. With no direct backyard neighbors and a very quiet road separating you from the scenic Cranston Ridge, you'll enjoy both privacy and stunning views. Move-in-ready 4-bedroom masterpiece with over 3,000 SF of fully developed living space on a coveted west-facing corner lot. Enjoy breathtaking views and spectacular sunsets from your expansive two-tier deck and luxurious primary suite. Inside, you'll find 9-foot main ceilings, engineered hardwood floors, and open-concept layout BEAMING WITH NATURAL LIGHT. Chef's kitchen features rich espresso cabinetry, a gas stove, gleaming granite counters, and a spacious island—perfect for hosting gatherings. A huge corner pantry with custom shelving provides exceptional storage, keeping everything organized and easily within reach. The inviting living room, featuring a warm fireplace, seamlessly flows into the spacious dining area, creating the perfect setting for effortless entertaining. Upstairs, a HUGE BONUS ROOM is perfect for movie nights or family hangouts, while the primary retreat pampers you with a walk-in closet and spa-like ensuite featuring double vanities, deep soaker tub, and rainfall shower. Two additional generously sized bedrooms and convenient upper-level laundry make family living a breeze. The developed basement is designed for style and functionality, featuring luxury vinyl flooring and sunshine windows that fill the space with natural light. This bright and inviting level offers a spacious family room, a wet bar/kitchenette for added convenience, a large fourth bedroom, and a full bathroom—ideal for guests, in-laws, or teens. The huge west-facing backyard and deck are perfect for BBQs, morning coffee, or unwinding after a long day. Kids will love th...

Bedroom 10.50 Ft x 10.67 Ft

Family room 10.75 Ft x 17.25 Ft

Other 6.50 Ft x 13.17 Ft

4pc Bathroom Measurements not available

Living room 11.00 Ft x 15.67 Ft

Dining room 11.00 Ft x 15.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.50 Ft x 13.75 Ft

Bedroom 9.17 Ft x 12.00 Ft

Bedroom 9.83 Ft x 10.75 Ft

Laundry room 5.42 Ft x 5.67 Ft

Bonus Room 14.58 Ft x 19.00 Ft

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

Listing Presented By:



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**Kitchen** 9.25 Ft x 18.58 Ft

**Other** 5.42 Ft x 7.25 Ft

**5pc Bathroom** Measurements not available

**4pc Bathroom** Measurements not available