



## 250 Cranarch Circle Calgary Alberta

\$925,000

OPEN HOUSE SAT/SUN SEPT 6/7: 1-4 PM. Meticulous and simply beautiful! This 2,554 sq. ft. two-storey home is perfectly situated across from the pathway leading to the ridge, overlooking the Bow River valley, with the Rockies and endless big-sky views as the backdrop on your walks. Some of the outstanding features of this quality Landmark-built home include hardwood floors on both the main and upper levels, granite countertops, high ceilings, iron railings, and a thoughtful layout designed for family living. From the spacious foyer with its grand staircase, you're welcomed into a living room with a cozy gas fireplace—perfect for both peace and conversation. The gourmet kitchen is a chef's dream, complete with a massive island, abundant pot and pan drawers, a beverage cooler, quality appliances, and an adjoining dining area ideal for entertaining. A walk-through pantry from the garage, a convenient walk-in closet at the garage entrance, and a two-piece powder room add everyday functionality. A french door off the dining room opens to the upper deck—ideal for seating, barbecuing, and stepping down into the beautifully landscaped backyard. On the main floor, you'll also find a versatile office that could serve as a formal dining room, music room, or playroom, depending on your family lifestyle. Upstairs, the bonus room and primary bedroom both feature vaulted ceilings, with stunning river valley views from the bonus room. The primary suite offers generous space, a luxurious 5 piece ensuite bath, and a walk-in closet with built-ins. All three upstairs bedrooms are spacious and enhanced with custom California shutters. The upper-level laundry room includes a brand-new washer and dryer, plus built-in cabinets for organized storage. The fully finished basement adds even more living space, with a large family room, a wet bar with ample cabinetry, a spacious four-piece bathr...

4pc Bathroom 11.58 Ft x 5.75 Ft  
5pc Bathroom 11.75 Ft x 10.08 Ft  
Bedroom 11.58 Ft x 13.92 Ft  
Bedroom 10.58 Ft x 12.92 Ft  
Bonus Room 11.92 Ft x 16.08 Ft  
Laundry room 9.08 Ft x 5.33 Ft

Bedroom 11.17 Ft x 10.92 Ft  
Recreational, Games room 23.25 Ft x 16.08 Ft  
Furnace 19.42 Ft x 10.67 Ft  
Workshop 11.58 Ft x 9.50 Ft  
Bedroom 11.58 Ft x 9.50 Ft  
Living room 14.92 Ft x 13.50 Ft

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Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Primary Bedroom	14.92 Ft x 23.00 Ft	Kitchen	15.17 Ft x 16.92 Ft
Other	6.50 Ft x 8.00 Ft	2pc Bathroom	5.17 Ft x 5.58 Ft
4pc Bathroom	7.25 Ft x 10.42 Ft	Dining room	6.17 Ft x 14.92 Ft
Other	7.67 Ft x 3.75 Ft		