



## 72 Cranarch Crescent Calgary Alberta

\$879,000

Welcome to this stunning 2015-built two-storey home in sought-after Cranston, offering over 3,470 sq. ft. of developed living space with high-end finishes and an unbeatable location backing onto a serene expansive green space. On the main floor, you'll find a bright open-concept design with soaring ceilings and natural flow between living spaces. A spacious front office with French doors makes working from home a breeze. The inviting living room centers around a cozy fireplace, seamlessly connecting to the upgraded chef's kitchen featuring premium appliances, custom cabinetry, a large island, granite countertops throughout, and a built-in hutch with wine fridge. The adjoining dining area opens onto a two-tiered deck and fully fenced backyard, where you'll enjoy peaceful views of nature and regular visits from local wildlife. Upstairs, the primary suite is a true retreat with its oversized bedroom, walk-in closet, and spa-inspired 5-piece ensuite boasting dual vanities, a soaker tub, and even a custom beverage station with space for a cappuccino maker and a wine fridge. Two additional bedrooms - each with their own walk-in closet, a family room, a laundry room, and a flexible study/craft area complete the upper level. The fully developed lower level adds another 1,008 sq. ft. of living space, featuring a large rumpus room, a guest bedroom, a 4-piece bathroom, and a gym/flex room that could easily convert into a fifth bedroom. Car enthusiasts will appreciate the garage with epoxy flooring, slat-wall storage, and organizational accessories for bikes and tools and some great shelves for storage. Living in Cranston means enjoying exclusive access to the Cranston Residents Association with year-round recreation facilities and programs. The community offers quick access to Deerfoot Trail, the South Health Campus, top-rated schools, shopping, and an extensive network of biking ...

Bedroom 11.33 Ft x 8.67 Ft

Exercise room 23.92 Ft x 11.50 Ft

Recreational, Games room 23.92 Ft x 15.08 Ft

Furnace 5.67 Ft x 10.67 Ft

4pc Bathroom 4.92 Ft x 9.08 Ft

Living room 13.25 Ft x 15.50 Ft

Other 8.58 Ft x 9.33 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Primary Bedroom 12.42 Ft x 15.42 Ft

Bedroom 11.83 Ft x 10.75 Ft

Bedroom 14.50 Ft x 12.00 Ft

Family room 12.00 Ft x 14.67 Ft

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Listing Presented By:



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Dining room 13.92 Ft x 9.08 Ft

Kitchen 12.25 Ft x 15.42 Ft

Office 11.67 Ft x 9.83 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

5pc Bathroom 14.50 Ft x 10.50 Ft

Laundry room 7.75 Ft x 5.17 Ft