



163 Cranarch Circle Calgary Alberta

\$925,000

****OPEN HOUSE - SAT JAN 4, 11AM - 1PM.** Welcome to this stunning estate home, perfectly situated on one of Cranston's most sought-after streets. With nearly 2,800 square feet above grade and a fully developed basement, this residence offers an abundance of space and exceptional design. Step inside to a spacious front foyer and mudroom that set the tone for this elegant home. The main floor features hardwood and tile flooring throughout, complemented by soaring open ceilings that create a grand and airy ambiance. The kitchen is a chef's dream, with a massive granite island, upgraded appliances, and a gas stove. A three-sided stone fireplace separates the living and dining rooms, adding warmth and sophistication. The dining room with a coffered ceiling, opens onto a meticulously landscaped backyard. A private office with French doors provides an ideal space for work or study. The impressive open to below staircase leads to the upper level. The primary bedroom offers mountain views to the west and a spa like ensuite. Indulge in the soaker tub, walk-in tiled shower with a bench, double sinks with stone counters, heated floors, and a walk in closet with built in shelving. Two generously sized kids' rooms, a bright bonus room, and a full bathroom complete this level. The fully developed basement includes two large bedrooms, one currently utilized as a gym but versatile enough to serve as a third living space. A beautifully designed bathroom with heated tile floors and dual sinks enhances the basement's functionality. The professionally landscaped backyard features a large composite deck, stamped concrete patio, and a sprinkler system for easy maintenance. Additional features of this exceptional home include main floor laundry and mudroom with ample storage, an oversized double-attached garage, and premium finishes and upgrades throughout. Dual furnaces and a water softene...

Bedroom 13.00 Ft x 11.00 Ft

Bedroom 11.33 Ft x 12.67 Ft

Primary Bedroom 17.75 Ft x 14.92 Ft

Bonus Room 17.00 Ft x 14.67 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Dining room 16.17 Ft x 13.92 Ft

Foyer 6.08 Ft x 11.00 Ft

Kitchen 9.67 Ft x 19.17 Ft

Laundry room 9.25 Ft x 12.25 Ft

Living room 16.92 Ft x 15.92 Ft

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

Listing Presented By:



Originally Listed by:
CIR Realty

<https://griffinre.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 16.33 Ft x 14.25 Ft
Bedroom 15.58 Ft x 19.08 Ft

Office 9.25 Ft x 6.92 Ft
2pc Bathroom Measurements not available