



## 163 Cranarch Landing Calgary Alberta

\$1,045,000

**\*\*See links for video, virtual tour, floor plans, and more.\*\***Imagine a distinctively crafted family home, meticulously upgraded and enhanced from top to bottom with uncompromising taste and skill. Welcome to 163 Cranarch Landing - a residence that stands apart for countless reasons, and a stunning example of craftsmanship, comfort, and family function. With over 3,100 sq ft of finished space, exceptional finishings, four bright upper bedrooms, and an epic exterior amenity package, this home has it all. The main floor features warm hardwood throughout, a statement stone fireplace, and custom built-ins framing the sweeping great room. The chef's kitchen is both elegant and functional, with full-height cabinetry, quartz counters, gas range with pot filler, and a walk-through butler's pantry with second fridge and coffee station - ideal for entertaining or busy family mornings. Just off the entry hall, a pocket office provides the perfect spot for remote work or homework, while the mudroom offers built-in lockers and custom tile. Upstairs are four generous bedrooms, a five-piece bath, large laundry room, and a central bonus room with fireplace and surround sound, and the space every growing family needs. The primary retreat is completely remade into a boutique hotel-inspired en suite spa with heated floors, freestanding tub, shiplap walls, and oversized dual-head steam shower. A cozy fireplace, custom lighting, wood shelving, blackout blinds, and upgraded carpet complete this serene 1,415 sq ft upper level. The professionally developed sunshine basement offers full-sized windows, media area, gym, games room, dry bar, fireplace, wine cellar, and ample storage. Step outside to discover what truly sets this home apart. A Trex composite deck with aluminum pergola, polycarbonate roof, retractable screens, and heaters creates a multi-season outdoor living space overlooking a...

5pc Bathroom 6.58 Ft x 10.42 Ft  
5pc Bathroom 13.50 Ft x 11.58 Ft  
Bedroom 9.92 Ft x 11.33 Ft  
Bedroom 9.50 Ft x 13.17 Ft  
Bedroom 9.17 Ft x 13.33 Ft  
Family room 13.50 Ft x 13.92 Ft

Other 8.42 Ft x 2.17 Ft  
Den 10.67 Ft x 7.08 Ft  
Recreational, Games room 25.67 Ft x 16.00 Ft  
Storage 11.67 Ft x 8.08 Ft  
2pc Bathroom 8.00 Ft x 3.33 Ft  
Dining room 11.92 Ft x 10.67 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Laundry room	8.50 Ft x 5.83 Ft	Foyer	6.83 Ft x 9.08 Ft
Primary Bedroom	13.08 Ft x 15.58 Ft	Kitchen	13.33 Ft x 12.83 Ft
Other	13.50 Ft x 4.67 Ft	Living room	14.92 Ft x 15.42 Ft
3pc Bathroom	8.00 Ft x 4.92 Ft		