



# 176 Cranarch Crescent Calgary Alberta

\$1,098,000

Boasting 3,558 sq ft of developed living space (2,559 sq ft above grade), this executive-level residence offers uninterrupted SW views across the expansive Cranston Escarpment green space toward the breathtaking Canadian Rockies. With its coveted SW exposure, the home is drenched in natural light throughout the day, creating a warm & inviting atmosphere all day long. A dramatic two-storey vaulted ceiling welcomes you into the highly functional floor plan. Designed with entertaining in mind, the open-concept main floor showcases stunning views from every angle. The living room is anchored by a beautiful gas fireplace with custom built-ins, creating a refined & comfortable gathering space. The chef-inspired kitchen features a gas cooktop, built-in wall oven, & a substantial island offering generous prep space & seating for family/guests. The dining area sits adjacent to the kitchen, perfectly positioned to take in the impressive SW mountain views. Step out onto the spacious balcony to enjoy uninterrupted views & spectacular sunsets. The large mudroom & a walk-through pantry provide the utmost in convenience. A dedicated main floor den/office & a 2pc powder room complete the main. Upstairs, you'll find three generously sized bedrooms. The primary retreat captures the same spectacular views & offers a large walk-in closet & a decadent 5-piece ensuite. One of the secondary bedrooms features a cheater door to the well appointed 4pc bathroom. A spacious bonus room is ideal for family movie nights & the upper laundry room includes additional storage & a utility sink. The fully developed walk-out lower level is filled with natural light, it truly doesn't feel like a basement. This level includes a 2nd kitchen area, a 2nd washer & dryer, a 4th bedroom, & a large recreation space, making it ideal for extended family, teens, or multi-generational living. Step outside to the lo...

Recreational, Games room 29.67 Ft x 16.83 Ft  
Bedroom 13.25 Ft x 13.25 Ft  
3pc Bathroom 6.08 Ft x 8.67 Ft  
Kitchen 4.75 Ft x 11.00 Ft  
Furnace 6.75 Ft x 8.75 Ft  
Foyer 10.67 Ft x 13.67 Ft

Other 5.58 Ft x 9.50 Ft  
2pc Bathroom 5.67 Ft x 7.42 Ft  
Primary Bedroom 17.08 Ft x 13.00 Ft  
5pc Bathroom 10.92 Ft x 15.50 Ft  
Other 5.92 Ft x 13.67 Ft  
Bedroom 10.08 Ft x 13.67 Ft

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Listing Presented By:



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Living room 14.92 Ft x 15.75 Ft  
Dining room 7.83 Ft x 12.92 Ft  
Kitchen 15.58 Ft x 12.92 Ft  
Office 9.00 Ft x 9.08 Ft

Bedroom 10.00 Ft x 13.67 Ft  
4pc Bathroom 5.50 Ft x 13.67 Ft  
Family room 15.75 Ft x 19.00 Ft