



# 223 Cranarch Terrace Calgary Alberta

\$779,900

Located in the sought after community of Cranston! First time offered for sale, this 3-bedroom home offers over 2,100 sq ft of finished living space and is perfect for any family. The open floor plan of the main level provides for a perfect main living area. The kitchen, overlooking the dining and living room is complete with stainless steel appliances including gas cooktop, granite counter tops, oversized island with breakfast bar & bakers counter, walk-in pantry, and ceiling height cabinets. The living room overlooks the back yard and has a cozy corner gas fireplace. Also on this level is a 2-pc washroom & mudroom off the garage. The upper level offers 3 nice sized bedrooms, a 4-pc bathroom and laundry room. The large family room has vaulted ceilings and large windows making it nice and bright. The primary suite offers a large walk-in closet and a 5-pc ensuite that includes a soaker tub and walk-in shower. The basement is untouched and provides the perfect opportunity to add additional living spaces. Recessed lighting, hardwood floors, and vinyl window shutters are found throughout this well-maintained home. The landscaping is low maintenance with artificial turf in the backyard and rock in the front. The SE facing backyard is perfect for entertaining with a large dura deck off the kitchen that leads to a lower deck with hot tub and plenty of space for lounging and grilling. Walking distance to the amenities of Cranston Corner & Cranston Market. Perfectly situated steps to the Cranston Escarpment View Point & trails. Close to schools & the Calgary Health South Campus. Commuting is easy with quick access to Stoney Trail, Deerfoot Tr & MacLeod Tr. (id:6769)

Storage 23.58 Ft x 21.92 Ft  
Storage 17.17 Ft x 10.33 Ft  
Furnace 6.00 Ft x 10.33 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Dining room 13.17 Ft x 8.75 Ft  
Kitchen 11.75 Ft x 22.00 Ft  
Living room 13.17 Ft x 13.33 Ft

4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Bedroom 12.00 Ft x 9.33 Ft  
Bedroom 9.92 Ft x 12.00 Ft  
Family room 18.92 Ft x 16.67 Ft  
Primary Bedroom 14.67 Ft x 18.33 Ft  
Other 9.92 Ft x 5.50 Ft

Listing Presented By:



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