



# 55 Cranarch Terrace Calgary Alberta

\$1,225,000

Unbelievable RIDGE HOME with spectacular WEST facing MOUNTAIN VIEWS & incredible sunsets! This beautifully UPDATED 2-storey house in the sought-after community of Cranston offers DIRECT access to ridge pathways = perfect for walking, biking & enjoying the outdoors! This special home features a rare 4 BEDROOMS UP layout, IDEAL for larger families! Bonus room on top level could ALSO become a fifth bedroom IF NEEDED! Covered entry (perfect on snowy days!) Enjoy LARGE foyer space, GLEAMING HARDWOOD, 2-piece bath, main floor office, mud room, walk-thru pantry from DOUBLE garage (drywalled/insulated + HIGH ceilings ideal for storage!) that you can easily park 2 vehicles in!! OPEN CONCEPT living means your family can live, eat, cook, entertain, study, work - ALL in one beautiful space w/central A/C for year-round comfort. BIG Island and LIGHT cabinets in Kitchen! Transition DIRECTLY outside (NO stairs!) & enjoy NEW composite deck w/privacy panels, updated outdoor lighting, underground sprinklers PLUS hot tub - perfect spot for relaxing while enjoying incredible MOUNTAIN VIEWS & SUNSETS. Head upstairs to experience a HUGE primary SUITE with custom wall, incredible natural LIGHT & those amazing VIEWS that greet you every morning! Beautiful ensuite & walk-in closet PLUS toilet room for privacy. BONUS room perfect for MOVIE nights, games, studying or playing music. Laundry room ideally located on top floor! THREE MORE bedrooms + additional 4-piece bath - made for multi-person use (great for kids sharing!) Numerous updates include: NEW kitchen appliances, hood fan, tile backsplash, faucet, garburator, redesigned pantry shelving (great to stay organized!), washer/dryer, carpet & underlay upstairs, fresh paint, updated ensuite flooring & tiled shower w/glass doors, toilets & digital thermostats. Developed basement offers MORE value! Space to relax, workout, entertain, craft + 1 ...

- 5pc Bathroom 6.42 Ft x 10.33 Ft
- 5pc Bathroom 13.42 Ft x 10.67 Ft
- Bedroom 10.33 Ft x 13.33 Ft
- Bedroom 9.92 Ft x 11.33 Ft
- Bedroom 9.67 Ft x 13.42 Ft
- Family room 13.42 Ft x 13.92 Ft

- Den 12.17 Ft x 8.67 Ft
- Recreational, Games room 25.67 Ft x 23.08 Ft
- Furnace 13.08 Ft x 10.50 Ft
- 2pc Bathroom 7.92 Ft x 3.25 Ft
- Dining room 11.92 Ft x 8.08 Ft
- Foyer 6.58 Ft x 9.08 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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Laundry room 9.42 Ft x 5.75 Ft

Primary Bedroom 13.08 Ft x 15.58 Ft

Other 13.42 Ft x 4.58 Ft

3pc Bathroom 5.50 Ft x 6.75 Ft

Kitchen 13.25 Ft x 15.33 Ft

Living room 13.67 Ft x 15.33 Ft

Other 8.50 Ft x 7.17 Ft