

## 189 Cranarch Place SE Calgary, Alberta

**MLS # A2220901**



**\$775,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Oversized, Re		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This well-maintained 2,273 sq ft home offers space, warmth, and smart design for the way families really live. The heart of the main floor is a dramatic open-to-below great room with a beautiful stone fireplace that adds both style and substance. The chef-inspired kitchen features granite countertops, stainless steel appliances, and two functional islands—ideal for cooking while staying connected with family or guests. Upstairs, you’ll find three generously sized bedrooms, including a serene primary suite with a 5-piece ensuite and walk-in closet. The fully finished basement extends your living space with a cozy media zone wired for Dolby Digital surround sound, a fourth bedroom, full bath, and a tucked-away office nook perfect for focused work or study. Out back, enjoy a low-maintenance yard with interlocking patio—just the right size for a summer BBQ or quiet morning coffee. The oversized double garage is a standout feature, with plenty of room for vehicles, bikes, tools, camping gear—or even a small workshop setup. Located just two blocks from a K&ndash;12 school, this home is ideal for growing families and a smart choice for long-term resale value. You’re also moments from Fish Creek Park and Cranston’s vibrant community centre with year-round amenities including skating rinks, tennis courts, and a splash park.