

## 189 Cranarch Place SE Calgary, Alberta

**MLS # A2236994**



# \$715,000

<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>	-

**Features:** 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)

**Inclusions:** None

Welcome to 189 Cranarch Place. This is a beautiful gem in the heart of Cranston offering 2987 sf of fully finished living space which offers warmth and smart design for the way families really live. This home offers an impressive open-to-below great room with a beautiful stone fireplace that adds both style and comfort. 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 the convenience of a back alley and a low-maintenance yard with interlocking patio—just the right size for a summer BBQ or quiet morning coffee. The oversized attached 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-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.