

30 Cranarch Circle SE
Calgary, Alberta

MLS # A2313395



\$800,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Garage fridge, Hot Tub - AS IS,

Former ALBI Showhome with \$30K+ in Recent Luxury Upgrades! This immaculate home perfectly blends premium craftsmanship with modern convenience. The gourmet kitchen shines with granite counters, a massive island, a tech center, and a brand new Thermador fridge (2024). The open-concept great room features elegant tray ceilings and a stunning stone fireplace. Upstairs, find a vaulted bonus room and 3 bedrooms with walk-in closets including a lavish primary retreat with a 5pc heated floor ensuite. The fully finished basement adds a 4th bed, large rec room, den, and a second heated-floor bath. Your West-facing backyard oasis awaits with a new composite deck (2025), 2 retractable awnings, a premium Cal Spas hot tub (2022), 3 gas lines, and a storage shed. The oversized double garage is truck-friendly, boasting a new epoxy floor (2022) and a floor drain. Mechanical upgrades include a new AC unit (2024) and an on-demand hot water system. Irrigation, reverse osmosis water filtration system. Incredible location steps from Fish Creek paths, South Health Campus, and amenities!