

165 Cranarch Common SE Calgary, Alberta

MLS # A2336566



\$779,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	High Efficiency, Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt
Basement:	Full
Exterior:	Cement Fiber Board, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Low Flow Plumbing Fixtures

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Open House Sat 2-4 PM**Welcome to this beautifully maintained, fully finished two-storey home in the heart of Cranston, where thoughtful design meets exceptional energy efficiency. This Landmark-built home features 4 bedrooms, 3.5 bathrooms and a host of energy-saving upgrades that set it apart from the average home. Solar powered and designed to be approximately 80–90% more energy efficient than an average home. Thoughtful upgrades include triple-pane windows to reduce heat loss, a heat recovery ventilator system that improves indoor air quality, and reduced water consumption via Kohler low-flow faucets and showerheads and high-efficiency toilets. When you step inside, the bright and open main floor offers an inviting flow between the spacious great room, dining area and kitchen. The kitchen features a large centre island, granite countertops and ample workspace, making it ideal for everyday living and entertaining. The great room is anchored by a cozy gas fireplace, while the main floor laundry adds convenience. This home also offers a large mostly private backyard with a large deck and an optional pad for a future hot tub. Upstairs, you’ll find three bedrooms, including a spacious primary retreat complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms share a well-appointed 4-piece bathroom, while the large bonus room provides an excellent space for movie nights, a playroom, a home office or additional family living. The fully finished basement adds even more flexibility with a fourth bedroom, a 3-piece bathroom and additional recreation space, perfect for guests, teenagers, a home gym or a media room. The location is exceptional. Just steps from Cranston’s Ridge and an extensive pathway system connecting to Fish Creek Provincial Park, outdoor adventure is right outside

your door. Walk to the nearby convenience store, liquor store and pizza shop, while the extensive shopping and amenities of Cranston and Seton are only a short drive away. Schools, parks, sports fields and green spaces are all conveniently accessible within the community. Cranston also offers an outstanding community centre featuring a splash park, skating rink and full-size gym, providing year-round recreation for the entire family. With quick access to Deerfoot Trail for convenient commuting both in and out of the community, this home offers the perfect combination of energy efficiency, thoughtful living space, recreation and location.