

32 Cranarch Bay SE Calgary, Alberta

MLS # A2353862

\$899,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Gazebo, Landscaped, Pie Shap		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 2 OUTDOOR SHEDS, VISIBLE GARDEN DECORATIONS, GAZEBO (INCL WALLS AND LIGHTS), FENCE LIGHTS, GARAGE SHELVING

Welcome to 32 Cranarch Bay SE, where timeless craftsmanship, architectural character and exceptional pride of ownership come together in this beautifully maintained, ONE-OWNER home in Cranston. With SHOWHOME QUALITY and a warm, sophisticated modern farmhouse feel, this property stands apart from the ordinary. From the moment you enter, rich wood tones, natural stone accents and stunning wood-beamed ceilings give this home its distinctive character. 9FT CEILINGS rise to an impressive 11FT in the beamed living area, where an inviting ELECTRIC STONE FIREPLACE with log mantel adds warmth. Fresh paint and new main-floor laminate flooring complement the natural flow throughout. The chef-inspired kitchen is a natural gathering place, featuring granite countertops, a generous island and striking STONE detailing around the range and hood. It connects beautifully to the living and dining areas, making entertaining effortless. A practical mudroom with 3 BUILT-IN LOCKERS keeps everyday life organized. Upstairs, 4 GENEROUS BEDROOMS, a spacious BONUS ROOM and UPPER-LEVEL LAUNDRY offer the flexibility families appreciate. Overlooking the backyard, the primary retreat easily ACCOMMODATES A KING-SIZE BED and features a walk-in closet and private 5-piece ensuite. 3 additional bedrooms and a separate 4-piece bathroom complete this level. The BUILDER-DEVELOPED BASEMENT adds a family room, bonus/flex space, 5TH BEDROOM, 4-piece bathroom and ample storage. Upgraded insulation, upgraded carpet underlay and BUILT-IN SPEAKERS on the main floor, in the basement and on the deck reflect the thoughtful extras throughout. Central A/C, water softener and central vacuum add convenience. And then there's the backyard, an extraordinary outdoor retreat! Professionally landscaped by ULS Landscaping, this

private oasis showcases mature trees, lush greenery, sandstone gardens and beautiful stonework. The 2-TIERED DECK invites entertaining, while the spectacular STONE-FINISHED OUTDOOR GAS FIREPLACE with hearth sets the scene for memorable evenings. A gazebo, gas BBQ line, dedicated DOG RUN and shelter, and large shed add even more versatility. The OVER-SIZED DOUBLE ATTACHED GARAGE measuring 20' x 22.5' offers EPOXY FLOORING, hot & cold water taps, and ample extra space. Set on a quiet cul-de-sac facing a private treed island, with ample parking and Cranston ridge pathways and schools nearby, this home offers a rare blend of character, comfort and lifestyle. A HOME WITH PERSONALITY, AND A BACKYARD MADE FOR MEMORIES. Book your showing today!