

# \$849,800 - 61 Cranarch Common Se, Calgary

MLS® #A2213946

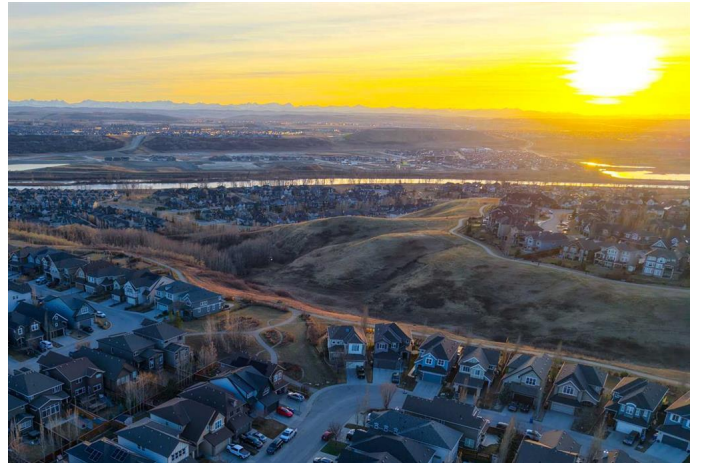
**\$849,800**

4 Bedroom, 4.00 Bathroom, 2,485 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Imagine yourself stepping into a stunning designer home...set on a DREAM LOT LOCATION... redefining elegance by whispering luxury at every corner...but matched with practicality in a PERFECTLY LAID OUT HOME! | CENTRAL AIR CONDITIONING | 4 SECOND FLOOR BEDROOMS + BONUS ROOM + UPSTAIRS LAUNDRY | MAIN FLOOR OFFICE | LARGE MUDROOM | WALKTHROUGH PANTRY | DOUBLE PENINSULA ISLANDS & EATING BARS | TRIPLE TIER DECK + PATIO + UNDERGROUND SPRINKLER SYSTEM | FULLY DEVELOPED SUNSHINE BASEMENT + GAMES ROOM + BATHROOM with heated flooring | Cozy up by one of the two fireplaces or entertain in the finished basement complete with a kitchenette. And donâ€™t miss the backyard oasisâ€”your private retreat for summer barbecues and lazy weekends, all waiting to unfold in your new lifestyle!" Immaculate and beautifully styled home, fully finished and move-in ready! Oversized windows stream in endless sunshine bathing the main floor in natural light. The chef of the household will swoon over the gourmet kitchen featuring a gas stove, full-height cabinets, 2 large islands both with breakfast bar seating and a convenient walk-through pantry to the garage for easy grocery unloading. Encased in windows that showcase backyard views, the dining room is a tranquil space for family meals and entertaining. The living room invites relaxation in front of the focal fireplace flanked



by built-ins while clear sightlines promoting healthy relaxed conversations. A main floor den/office is perfectly situated by the front door but easily accessed from living and kitchen spaces. Retreat at the end of the day to the primary bedroom on the upper level and luxuriate in the spacious floor plan and lavish ensuite boasting dual vanities, a deep soaker tub, an oversized shower and a huge custom walk-in closet. Ideal for large or growing families, this level is also home to 3 additional bedrooms, another 4-piece bathroom, convenient upper level laundry and a bonus room inviting everyone to gather and unwind. The sunshine filled basement is the perfect extension of the home with oversized windows. Made for entertaining, this level has it all – a large rec room, a dining area perfect for games nights, a beautiful kitchen area making drink and snack refills a breeze and a stylish 3-piece bathroom. The backyard is an outdoor lovers' dream with tons of room for barbecuing and lazy weekends lounging on the 2-tiered deck or lower patio with lots of grassy space for kids and pets to play. Privately fenced and nestled amongst mature trees. Fantastically located within walking distance to the resident's only club with sports courts, a spray park, ice rink and more, schools, shops, restaurants and Fish Creek Park!

Built in 2012

### **Essential Information**

MLS® #	A2213946
Price	\$849,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,485

Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	61 Cranarch Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M1

### **Amenities**

Amenities	Clubhouse, Other, Park, Playground, Recreation Facilities, Picnic Area, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Treed

Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	LPT Realty
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