



THE
A-TEAM

**RE/MAX
FIRST**

219 CRANARCH Terrace, Calgary T3M 1Z2

MLS® #: **A2162608**

Area: **Cranston**

Listing Date: **09/06/24**

List Price: **\$885,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,186**
Low Sqft:
Ttl Sqft: **2,186**

DOM

12
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 22`1"
Dining Room	Main	12`10" x 8`7"
Bedroom - Primary	Upper	14`8" x 20`5"
Bedroom	Upper	9`11" x 11`11"
4pc Bathroom	Upper	5`10" x 7`10"

Room	Level	Dimensions
Living Room	Main	12`10" x 15`6"
Bonus Room	Upper	18`11" x 14`7"
Bedroom	Upper	11`11" x 9`2"
5pc Ensuite bath	Upper	10`9" x 9`9"
2pc Bathroom	Main	8`4" x 3`0"

Bedroom
Game Room

Lower
Lower

12`6" x 10`2"
11`0" x 13`2"

Bedroom
3pc Ensuite bath
Legal/Tax/Financial

Lower
Lower

12`6" x 13`3"
6`0" x 7`10"

Title:
Fee Simple
Legal Desc:

1213557

Zoning:
R-1N

Remarks

Pub Rmks:

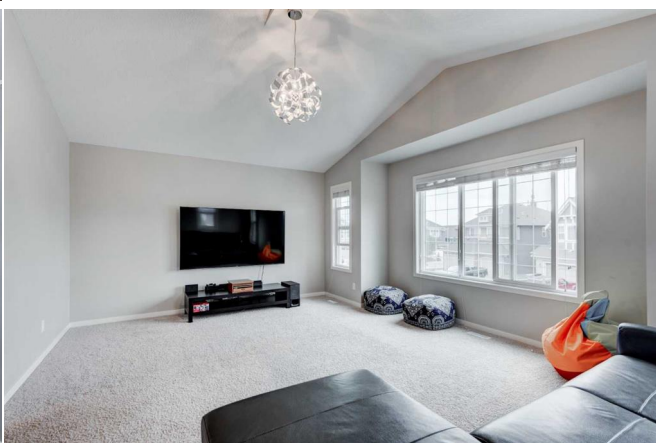
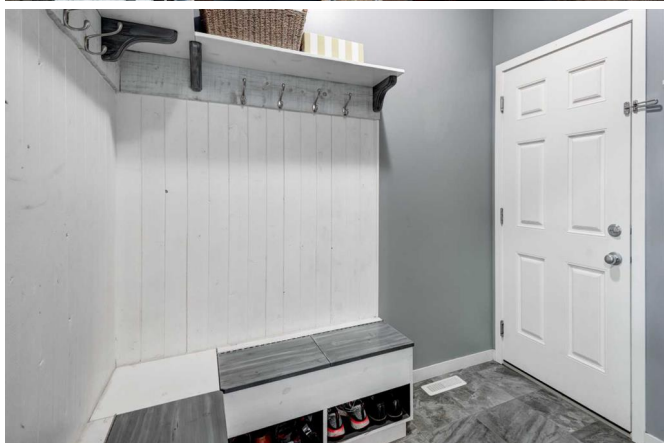
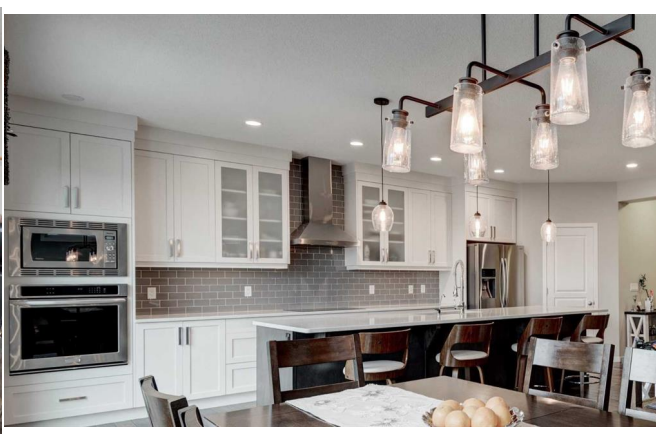
This home truly has it all! Discover the charm of this fully finished two-storey home that provides plenty of space for your growing family in an ideal spot in the sought-after community of Cranston. The upper floor of this stunning home features a spacious master bedroom complete with a luxurious 5-piece en-suite bathroom and a large walk-in closet. Additionally, you'll find two generously sized bedrooms, a 4-piece main bathroom, a versatile bonus room perfect for relaxation or entertainment and a convenient laundry room. On the main level, the open concept design flows seamlessly, showcasing a magnificent kitchen equipped with elegant quartz countertops, stainless steel appliances, an expansive island, a butler's pantry for all your storage needs, and an induction cooktop. The living room invites warmth with its cozy gas fireplace, while the large dining area is perfect for family gatherings. A 2-piece bathroom and a functional mudroom that connects to the double attached garage rounds out this level. The beautifully finished basement is a true gem, offering ample storage and versatile living spaces. It features a spacious fourth bedroom, an inviting home office boasting a custom-built walnut desk (or a fifth bedroom), a recreation area complete with elegant walnut shelving and a stylish 3-piece bathroom adorned with exquisite stone work. Step outside to discover a delightful SE-facing backyard, designed for both relaxation and entertaining. Enjoy the warm ambiance of the cedar deck, cultivate your vegetables in the raised garden, gather around the fire pit for cozy evenings, and take in the breathtaking valley views to the south. This space is perfect for making lasting memories! Just steps away from scenic walking paths, the serene Bow River, ample shopping options, schools, and public transportation. Plus it's minutes away from the South Health Campus Hospital, Deerfoot Trail and Stoney Trail. Relax in comfort with the recently installed central air conditioning (2023). Don't miss your chance to own this exceptional property! Call your favourite Realtor to schedule a viewing today!

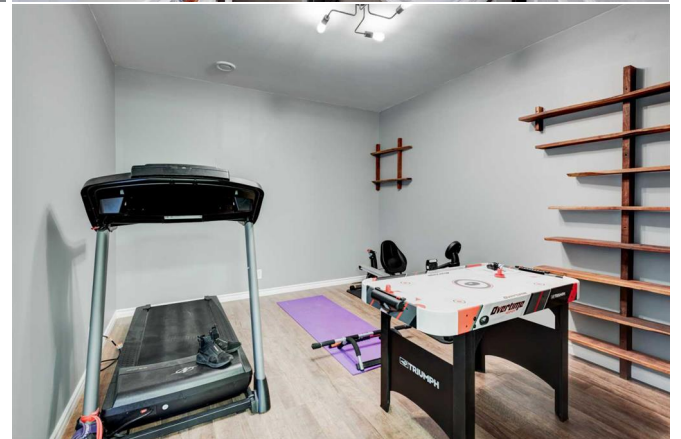
Inclusions:
Property Listed By:

N/A
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









219 Cranarch Terrace SE, Calgary, AB

Main Floor: Exterior Area 934.38 sq ft
Interior Area 887.20 sq ft
Excluded Area 459.51 sq ft



0 2 4 8

PREPARED: 2024/05/05

White regions are excluded from total floor area in 05/05/24 floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

219 Cranarch Terrace SE, Calgary, AB

2nd Floor: Exterior Area 1231.00 sq ft
Interior Area 1186.51 sq ft



0 2 4 8

PREPARED: 2024/05/05

White regions are excluded from total floor area in 05/05/24 floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

219 Cranarch Terrace SE, Calgary, AB

Basement (Below Grade) Exterior Area 852.72 sq ft
Interior Area 797.75 sq ft



PREPARED: 2024/09/05



While regions are excluded from total floor area in GDSDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

