

219 CRANARCH Terrace, Calgary T3M 1Z2

MLS®#:	A2162608	Area:	Cranston	Listing	09/06/24	List Price: \$819,888
Status:	Active	County:	Calgary	Date: Change:	-\$10k, 29-Nov	Association: Fort McMurray



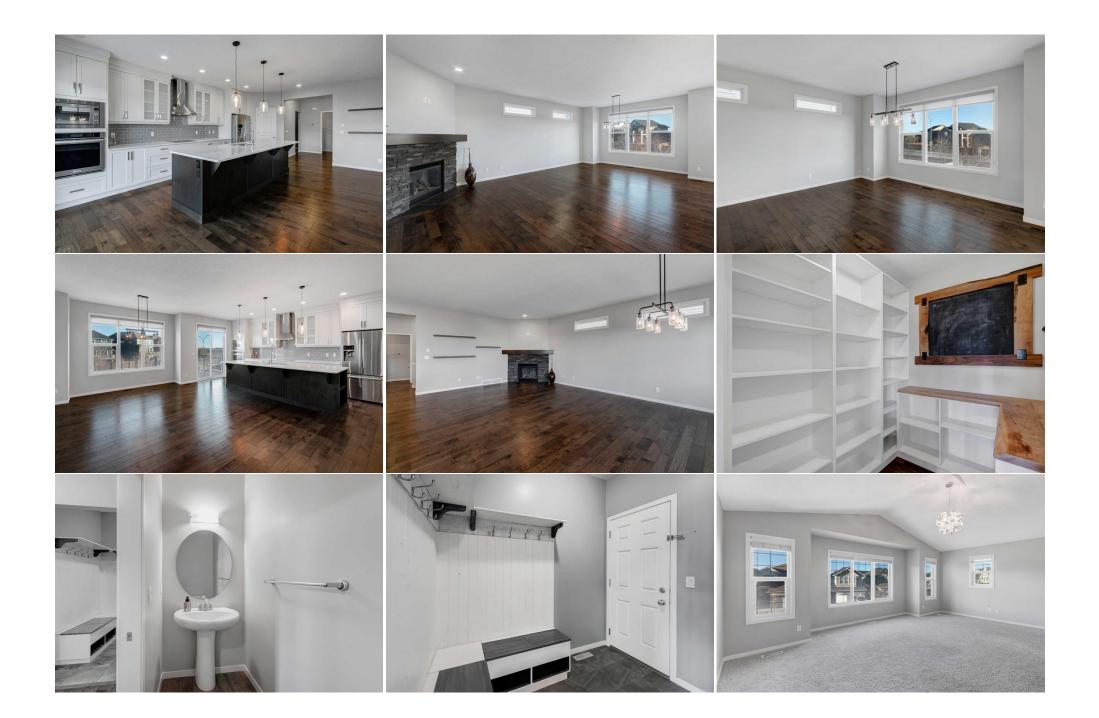
eral Informatior	<u>1</u>			DOM	
o Type:	Residential			148	
Type:	Detached			<u>Layout</u>	
/Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	4 (3 1)
r Built:	2014	Abv Sqft:	2,186	Baths:	3.5 (3 1)
Information		Low Sqft:		Style:	2 Storey
Sz Ar:	4,133 sqft	Ttl Sqft:	2,186		
Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ess:					
Feat: < Feat:	Back Yard,Front Double Garage	: Yard,Landscaped,Vie Attached			

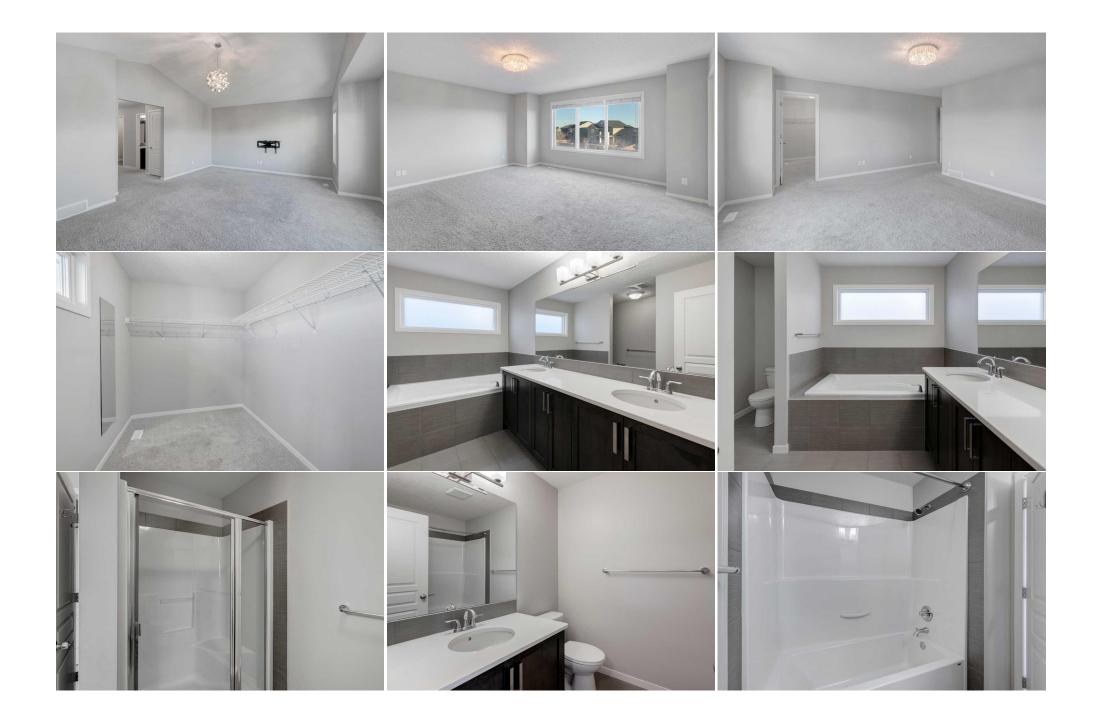
Utilities and Features

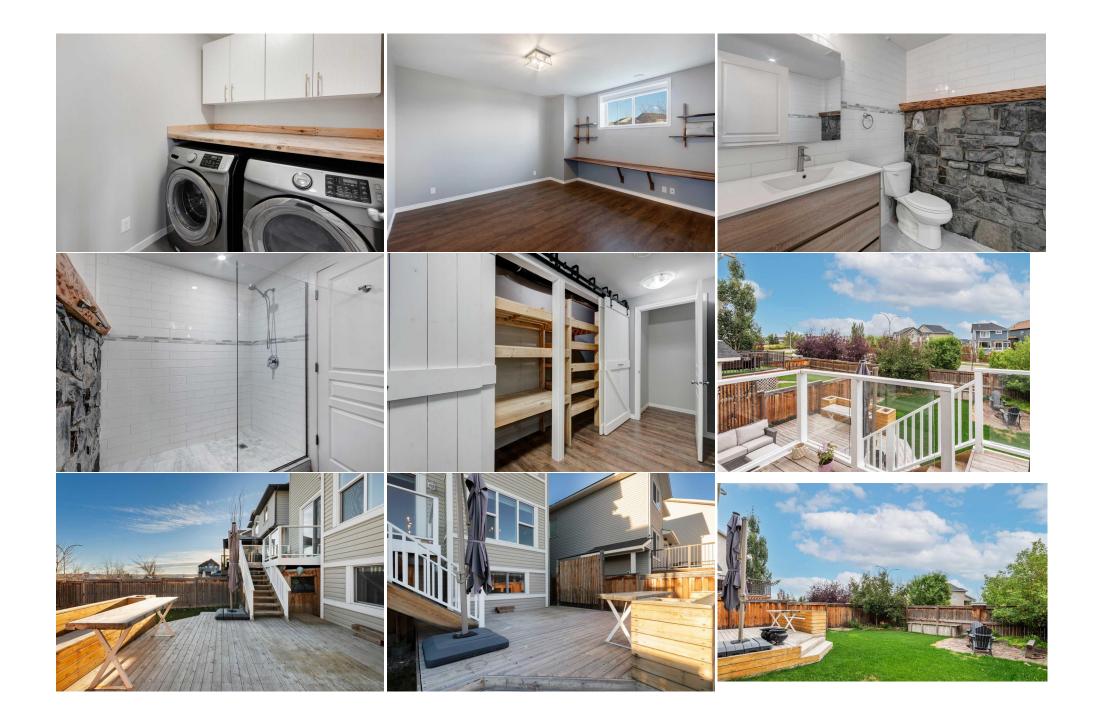
Roof:	Asphalt Shingle		Construction:						
Heating: Forced Air,Natural Gas				Stone, Vinyl Siding, Wood Frame					
Sewer:			Flooring:	Flooring:					
Ext Feat: Fire Pit,Garden			Carpet,Hardwood						
			Water Source:	Water Source: Fnd/Bsmt:					
			Fnd/Bsmt:						
	Poured Concrete								
Kitchen Appl:	Built-In Oven,Dishwa	Built-In Oven,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings							
Int Feat: Bookcases, Double Vanity, High Ceilings, Kito			atural Woodwork.No Animal Home.	No Smoking Home.Open Fl	oorplan.Pantry.Ouartz Counters.Soaking				
mit i Cat.	BUOKCases, Double V	anney, mgn cennigs, kitchen island, No							
int i cat.	Tub,Storage		,	3	, , , , , , , , , , , , , , , , , , ,				
				5	, , , , , , , , , , , , , , , , , , ,				
			Room Information		, , , , , , , , , , , , , , , , , , ,				
Utilities:		Dimensions		Level	Dimensions				
Utilities: 	Tub,Storage		Room Information						
Utilities: 	Tub,Storage	Dimensions	Room Information	Level	Dimensions				
Utilities: Room Kitchen Dining Room	Tub,Storage Level Main Main	Dimensions 12`0" x 22`1"	Room Information Room Living Room	Level Main	Dimensions 12`10" x 15`6"				
Utilities: <u>Room</u> Kitchen Dining Room Bedroom - Prir Bedroom	Tub,Storage Level Main Main	Dimensions 12`0" x 22`1" 12`10" x 8`7"	Room Information Room Living Room Bonus Room	Level Main Upper	Dimensions 12`10" x 15`6" 18`11" x 14`7"				
Utilities: Room Kitchen Dining Room Bedroom - Prir	Tub,Storage Level Main Main mary Upper Upper Upper	Dimensions 12`0" x 22`1" 12`10" x 8`7" 14`8" x 20`5"	Room Information Room Living Room Bonus Room Bedroom	Level Main Upper Upper	Dimensions 12`10" x 15`6" 18`11" x 14`7" 11`11" x 9`2"				

Game Room	Lower	11`0" x 13`2"	3pc Ensuite bath Legal/Tax/Financial	Lower	6`0" x 7`10"
Title: Fee Simple Legal Desc:	1213557	Zoning: R-1N	Remarks		
Pub Rmks: Inclusions: Property Listed By:	Cranston. The upper floo closet. Additionally, you convenient laundry room countertops, stainless st with its cozy gas fireplac attached garage rounds fourth bedroom, an invit stylish 3-piece bathroom entertaining. Enjoy the w the breathtaking valley v ample shopping options,	r of this stunning home fea Il find two generously sized a. On the main level, the op eel appliances, an expansive, while the large dining ar out this level. The beautifuing home office boasting a adorned with exquisite sto varm ambiance of the cedar views to the south. This spa schools, and public transpo	itures a spacious master bedroom com d bedrooms, a 4-piece main bathroom, a en concept design flows seamlessly, sh ve island, a butler's pantry for all your rea is perfect for family gatherings. A 2 Ily finished basement is a true gem, off custom-built walnut desk (or a fifth be one work. Step outside to discover a de r deck, cultivate your vegetables in the ace is perfect for making lasting memor	plete with a luxurious 5-p a versatile bonus room pe nowcasing a magnificent k storage needs, and an inc piece bathroom and a fu fering ample storage and droom), a recreation area elightful SE-facing backya a raised garden, gather ar ries! Just steps away from he South Health Campus	duction cooktop. The living room invites warmth nctional mudroom that connects to the double versatile living spaces. It features a spacious complete with elegant walnut shelving and a rd, designed for both relaxation and ound the fire pit for cozy evenings, and take in a scenic walking paths, the serene Bow River, Hospital, Deerfoot Trail and Stoney Trail. Relax in











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