

216 CRANARCH Crescent, Calgary T3M 2J2

MLS®#:	A2163078	Area:	Cranston	Listing Date:	09/05/24	List Price	\$949,900			
Status:	Active	County:	Calgary	Change:	-\$25k, 13-Sep	Associatio	on: Fort McMurray			
				General In	formation				DOM	
				Prop Type:		ntial			13	
				Sub Type:	Detach	ed			<u>Layout</u>	
				City/Town:	Calgar	/	Finished Floor Area		Beds:	3 (3)
				Year Built:	2014		Abv Sqft:	2,547	Baths:	2.5 (2 1)
				Lot Inform	<u>ation</u>		Low Sqft:		Style:	2 Storey
				Lot Sz Ar:	4,606 s	qft	Ttl Sqft:	2,547		
				Lot Shape:					Parking	
and the second			in the second						Ttl Park:	4
J. C. Start	and the state of the state		- In Case of the Street and First						Garage Sz:	2
	and sector	And a state of the	TUST TO THE .	Access:					j	
No San T	Law and the second second		and and a second a	Lot Feat:	Back Y	ard,Backs on	to Park/Green Spac	e,Close to Clubho	use,Conservation,Front	Yard,No Neighbours
and and	And the state of the state	and the second second					Private, Rectangula	-		
and the	THE WALL	- Allans	AND A DAY OF ADAL	Park Feat:	Double	Garage Atta	ched,Oversized			
Para - P	a start we			2		-				
				7						
	The sector									
	- In	A - 2-11								

			Utilities and Features						
Roof:	Asphalt		Construction:	Construction:					
Heating:	In Floor,Fireplace(s),Forced Air	Stucco,Vinyl Siding,Woo	Stucco,Vinyl Siding,Wood Frame						
Sewer:			Flooring:	Flooring:					
Ext Feat:	Balcony, Private Yard		Carpet,Ceramic Tile	Carpet,Ceramic Tile					
			Water Source:						
			Fnd/Bsmt:	Fnd/Bsmt:					
			Poured Concrete	Poured Concrete					
Kitchen Appl:	Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Water Softener,Window Coverings								
Int Feat: Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Cl									
Utilities:									
	Room Information								
Room	Level	Dimensions	Room	Level	Dimensions				
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	11`0" x 12`7"				
Kitchen	Main	14`2" x 11`11"	Living Room	Main	14`0" x 17`0"				
Mud Room	Main	0`0" x 0`0"	Pantry	Main	0`0" x 0`0"				
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"				
Bedroom	Upper	10`8" x 14`0"	Bedroom	Upper	9`11" x 12`4"				

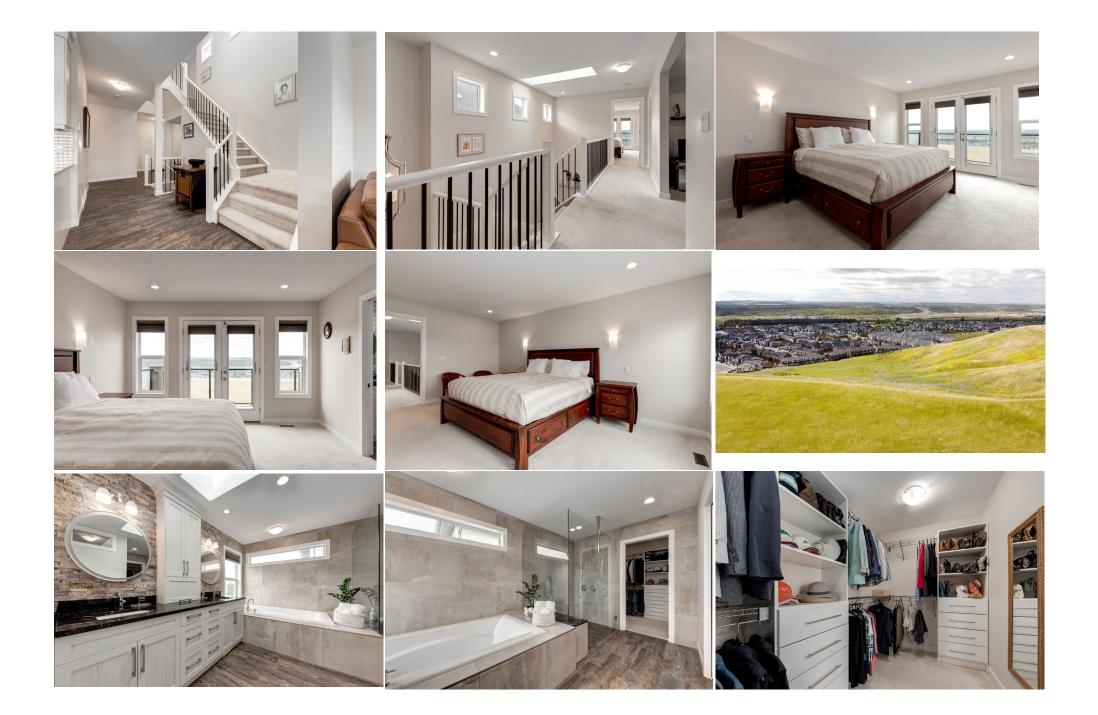
Bonus Room Bedroom - Primary	Upper	14`4" x 13`6" 12`8" x 17`4"	Laundry	Upper	0`0" x 0`0"				
Bedroom - Primary	Upper	12 8 x 17 4	Legal/Tax/Financial						
Title: Fee Simple Legal Desc:	1313109	Zoning: R-1s	Remarks						
Pub Rmks: Inclusions: Property Listed By:	Remarks Welcome to Your Dream Home in Cranston! Imagine enjoying the Breathtaking beauty of the Bow River Valley, escarpment & stunning Rocky Mountains every day. The large picture windows on the main floor and master allow you to enjoy the colors of every season as the endless view stretches across your field of vision like a painting on a canvas. The upgraded features in this home need to be seen to be appreciated as every inch was designed to reflect modern elegance and functionality. As you step in the front door notice the vaulted ceiling & durable style of the heated 6" wide plank tile flooring fashioned to look just like hardwood. The chef's kitchen is a culinary haven with ample counter space, an induction range, custom full height cabinets, soft-close drawers & elegant crown moldings. Custom quartz countertops grace every surface, complemented by exquisite stone features. The butler's pantry just off the kitchen is so massive in size that pictures do not do it justice plus you can walk through to the mudroom right to the garage. The family room is a perfect place to relax in front of the full stone fireplace with knotty wood mantle. The open concept and a wall full of windows ensures you can entertain in style with views from every angle. The generous dining room is adjacent to patio doors that open to a large deck. Upstairs the owner's suite is a luxurious retreat with plenty of space for a king-size bed. There is a private balcony perfect to get away to enjoy the mountain & river valley views with a glass of wine. The ensuite bathroom is a spa-like retreat, featuring dual vanities, glass curb-less walk-in shower, heated plank tile flooring, and a heated shower bench. The generous walk-in closet and upstairs laundry make this home perfect. The central bonus room has a modern tray ceilings & main 4-piece bathroom. There is a separate side door entrance with access to the undeveloped basement awaiting your creative design. The oversized garage (22x24) is designed to fit a full-size truck an								

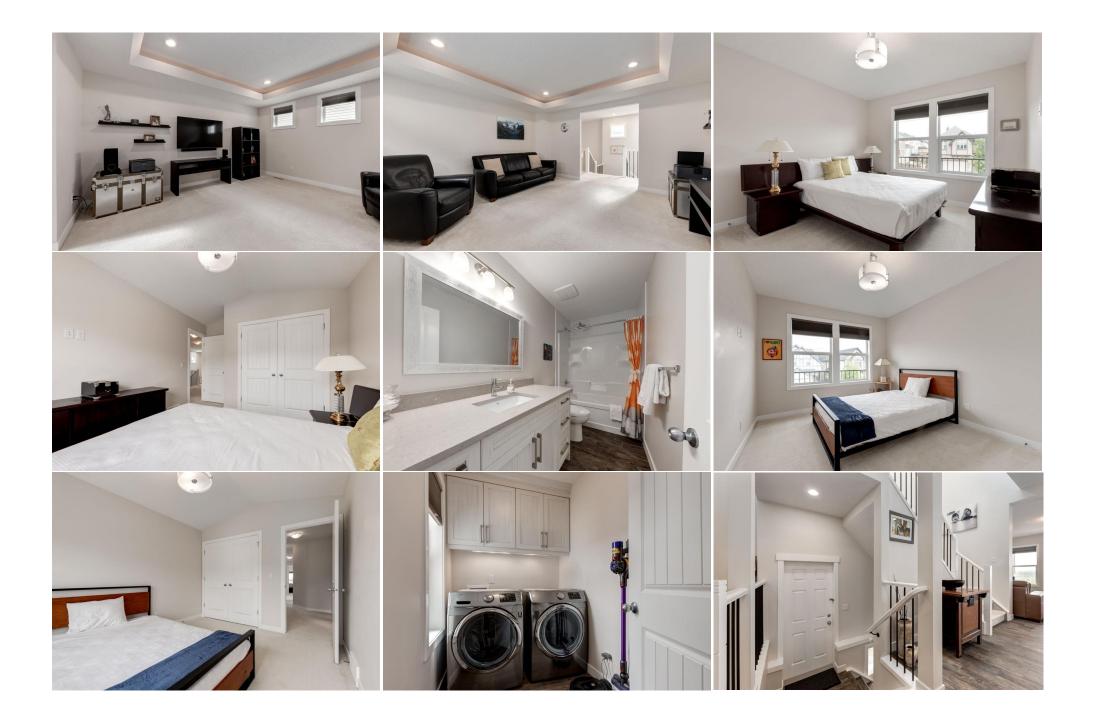
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

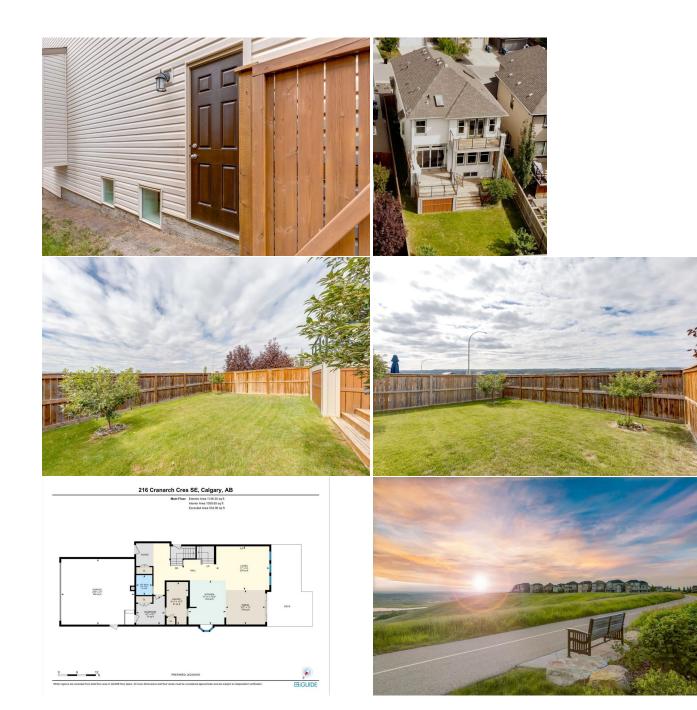














PRMARY 174" x 121 860R00M BONUS 125" x 144" 193 sq 8 BEDROOM 14" x 10"F" 132 eq ft SPC ENSUITE STIT' x 11107 205 and

0 5 10 ft

2nd Floor Exterior Area 1401.50 sq ft Interior Area 1295.52 sq ft Excluded Area 50.65 sq ft



