



THE
A-TEAM

**RE/MAX
FIRST**

22 CRANARCH Link, Calgary T3M0S7

MLS®#: **A2165254** Area: **Cranston** Listing Date: **09/19/24** List Price: **\$809,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **42,743 sqft**
 Lot Shape:

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Dog Run Fenced In,Front Yard,Low Maintenance Landscape,Level,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`11" x 14`0"	Kitchen With Eating Area	Main	15`10" x 11`1"
Dining Room	Main	11`11" x 8`6"	2pc Bathroom	Main	5`0" x 4`8"
Laundry	Main	8`6" x 6`0"	Bedroom - Primary	Second	13`8" x 11`8"
4pc Ensuite bath	Second	14`3" x 11`9"	Walk-In Closet	Second	8`0" x 4`7"
Bedroom	Second	11`6" x 9`5"	Bedroom	Second	11`10" x 10`1"
4pc Bathroom	Second	8`4" x 4`11"	Bonus Room	Second	14`0" x 12`10"

**Family Room
Flex Space**

**Basement
Basement**

**17`0" x 13`9"
11`10" x 13`9"**

**Game Room
3pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**14`2" x 13`9"
7`3" x 5`1"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

1010714

Remarks

Pub Rmks: **Welcome to this exquisite residence offering over 2,800 square feet of refined chalet style living space, ideally situated just a block from the ridge, where breathtaking views and serene walking paths await. Additionally, the home is only steps away from the clubhouse and park, providing exceptional community amenities. Upon entering, you're greeted by soaring vaulted ceilings and an elegant, wide staircase that sets the tone for this beautiful home. As you turn the corner, the open-concept main floor unfolds, creating an inviting atmosphere that beckons you to sit back and relax. The space is enhanced by dramatic wood beams, vaulted ceilings, and French doors that open to a freshly landscaped backyard, ideal for both relaxation and entertaining. The main floor offers a thoughtfully designed combination of a laundry room and mudroom, maximizing both functionality and space. Upstairs, a bonus room offers additional living space, while the luxurious primary suite, located at the rear of the home, serves as a private sanctuary. The en-suite bathroom is both stunning and spacious, designed with meticulous attention to detail. Two generously sized secondary bedrooms and a well-appointed four-piece bathroom complete the upper level. The lower level is a dream for sports or movie enthusiasts, featuring a full projection system and theater seating designed by Lazy Boy, all included with the purchase. This entertainment haven is complemented by a three-piece bathroom and a versatile flex space, perfect for use as a home office, den, or guest bedroom. The maintenance room offers built-in storage, providing ample space for seasonal décor and other essentials. The heated garage, complete with an overhead storage system, adds to the home's convenience. Located in the prestigious Cranston community, this home offers access to a 22,000-square-foot clubhouse with amenities such as a gym, daycare, meeting and banquet rooms, all adjacent to a seven-acre park. The park features a splash pad, tennis and pickleball courts, a skate park in the summer, and an ice rink in the winter. Don't miss the opportunity to experience this extraordinary home—schedule your viewing before it's gone!**

Inclusions: **Lazy Boy 3 piece recliner set in basement, projection screen and system**
Property Listed By: **Royal LePage Solutions**

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











