



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 CRANARCH Heights, Calgary T3M 0V6**

MLS®#: **A2179012**      Area: **Cranston**      Listing **11/15/24**      List Price: **\$1,469,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$56k, 02-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **9,483 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,054**  
 Low Sqft:  
 Ttl Sqft: **3,054**

DOM

**36**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Boiler, Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Lighting**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 13`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 14`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 15`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`6"</b>
<b>Office</b>	<b>Main</b>	<b>15`1" x 9`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`3" x 10`9"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>13`7" x 12`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>12`5" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`0" x 7`8"</b>	<b>Balcony</b>	<b>Main</b>	<b>45`7" x 14`7"</b>

Laundry  
Flex Space  
Game Room  
4pc Bathroom  
2pc Bathroom

Upper  
Lower  
Lower  
Upper  
Main

9`0" x 7`9"  
30`8" x 15`4"  
20`1" x 12`0"

Bonus Room  
Furnace/Utility Room  
5pc Ensuite bath  
3pc Bathroom

Upper  
Lower  
Upper  
Lower

15`5" x 15`2"  
13`7" x 12`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **1010714**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Coveted ravine location with stunning SE views and total privacy, this Landmark custom built home ticks all the boxes. Offering 4,400sqft of developed space with attached triple garage, this home is located on one best ridge lots in Cranston - the tranquil area of the ravine where nature and wildlife are right at your back door. Premium construction and finishing details are evident as soon as you enter this home. Beautiful curb appeal, wide driveway with parking for 6, spray foam insulation in all exterior walls providing superior insulation and soundproofing, over 1,300sqft of outdoor deck space including upper deck spanning full width of the home, in-floor heat in lower level, heated triple garage with its own furnace, new ICB boiler for continuous hot water, Control 4 system for lighting, Sonos sound system. This 4 bedroom/4 bathroom home is perfectly laid out for a family with thoughtfully designed living spaces for both relaxation and functionality. Enjoy entertaining in the gourmet kitchen with integrated Thermador and Sub-Zero appliances, ample storage and elegant design that's sure to impress. Relax in the beautiful great room with its sleek gas inset fireplace and oversized picture windows to enjoy the views. Designated office space with built-ins. Multiple indoor and outdoor dining options exist from the casual dining area off kitchen, the formal dining room and the impressive upper deck featuring dual gas outlets for your outdoor cooking and endless views. The upper level is designed for family living with an expansive bonus room, 3 large bedrooms and upstairs laundry center. The primary retreat is impressive with vaulted ceilings, views of the ravine behind, dual walk-in closets and spa inspired ensuite bath. The walkout level with in-floor heat is fantastic as an extended entertainment space with enormous games/TV area, 4th large bedroom, full bath with steam shower, and direct access to the 670sqft covered patio. The beautifully landscaped backyard seamlessly connects with the greenspace and pathways behind - ideal for those valuing privacy, tranquility and nature at their doorstep. First time on market, this original owner home has been immaculately maintained, tastefully designed and upgraded. Perfect micro location within the community; close proximity to schools (Sibylla Kiddle (K-4), Cranston (K-6), Our Lady of the Rosary (K-9), Christ the King (K-9), Dr. George Stanley (5-9), Joane Cardinal-Schubert High School (Public), All Saints High School (Catholic), playgrounds and the Cranston Residents Association which offers a gym, 7-acre gated park, tennis, hockey & basketball courts, skating and a water park. Also minutes away from Sobeyes, coffee shops, professional services, restaurants and other amenities - and of course, the Bow River. Quick commuter access to Deerfoot and Stoney Trail.**

Inclusions: **Interior and Exterior In-Ceiling Speakers, Shed, Heater in Garage, Irrigation, Air Filtration System, Alarm Equipment, Sonos System, Control 4 System**  
Property Listed By: **Sotheby's International Realty Canada**

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























