

**223 Cranarch Terrace SE**  
**Calgary, Alberta**

**MLS # A2288823**



**\$779,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Hot Tub

Located in the sought after community of Cranston! First time offered for sale, this 3-bedroom home offers over 2,100 sq ft of finished living space and is perfect for any family. The open floor plan of the main level provides for a perfect main living area. The kitchen, overlooking the dining and living room is complete with stainless steel appliances including gas cooktop, granite counter tops, oversized island with breakfast bar & bakers counter, walk-in pantry, and ceiling height cabinets. The living room overlooks the back yard and has a cozy corner gas fireplace. Also on this level is a 2-pc washroom & mudroom off the garage. The upper level offers 3 nice sized bedrooms, a 4-pc bathroom and laundry room. The large family room has vaulted ceilings and large windows making it nice and bright. The primary suite offers a large walk-in closet and a 5-pc ensuite that includes a soaker tub and walk-in shower. The basement is untouched and provides the perfect opportunity to add additional living spaces. Recessed lighting, hardwood floors, and vinyl window shutters are found throughout this well-maintained home. The landscaping is low maintenance with artificial turf in the backyard and rock in the front. The SE facing backyard is perfect for entertaining with a large dura deck off the kitchen that leads to a lower deck with hot tub and plenty of space for lounging and grilling. Walking distance to the amenities of Cranston Corner & Cranston Market. Perfectly situated steps to the Cranston Escarpment View Point & trails. Close to schools & the Calgary Health South Campus. Commuting is easy with quick access to Stoney Trail, Deerfoot Tr & MacLeod Tr.