

10 Cranarch Link SE
Calgary, Alberta

MLS # A2206329

\$774,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot, See R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Mini Fridge, Ceiling Speakers		

Nestled in the sought-after community of Cranston, this beautifully maintained home offers both comfort and convenience. Located just a stone's throw from Century Hall, a private community facility offering year-round recreational activities including a splash park, skating rink, tennis courts, and a variety of community programs, this home provides the perfect blend of leisure and lifestyle. Additionally, it's directly across from a serene park leading to the scenic Cranston Ridge, giving you immediate access to breathtaking walking and biking trails. As you step inside, you're greeted by a bright and welcoming foyer, which seamlessly flows into the main living areas adorned with elegant hardwood floors. The spacious, modern kitchen features sleek granite countertops, stainless steel appliances (including a wine fridge), and ample cabinetry. A walk-through pantry leads to a functional mudroom with built-in storage. The inviting living room is enhanced by a cozy fireplace, and the open-concept dining area is perfect for entertaining family and friends. Upstairs, a generous bonus room equipped with built-in ceiling speakers awaits, making it the perfect spot for movie nights or relaxation. The laundry room is both practical and stylish, featuring a sink and a mini fridge for added convenience. The master suite is your personal sanctuary, featuring elegant plantation shutters and a luxurious ensuite with a walk-in closet, double vanities, a soothing soaker tub, and a separate shower. Two additional spacious bedrooms and a full bathroom complete the upper level, providing plenty of space for family or guests. The basement is a full, unfinished canvas ready to be transformed into your dream space. Step outside to your private backyard oasis, complete with an upper deck with a gas hookup, perfect for grilling, and a beautifully stamped concrete patio ideal for outdoor relaxation.

or entertaining. In addition, a large shed offers excellent storage space for all your tools, gardening supplies, and outdoor equipment. For added comfort, this home also comes with air conditioning, ensuring you stay cool and comfortable during the warmer months. This home is also conveniently located near Calgary's South Health Campus, Seton Shopping Centre, and with easy access to Deerfoot Trail and Stoney Trail. Experience the perfect combination of style, comfort, and convenience. Don't miss out on this incredible opportunity!