

95 Cranarch Circle SE
Calgary, Alberta

MLS # A2289888

\$775,000



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.11 Acre		
Lot Feat:	Close to Clubhouse, Landscaped, Level, Many Trees, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	Air Conditioner, Irrigation System, Permanent Outdoor Architectural "Christmas" Lighting		

9' ceilings on Main and Basement | A/C | Vaulted Ceiling in Bonus Room | Tech Loft | Rounded Corners | Maple Flooring and Cabinetry | Exposed Aggregate Driveway | Permanent Architectural Lights | Irrigation System... Theres so much this home offers. (Bright, spacious, and thoughtfully designed, this beautiful two-storey estate home was built by Albi Luxury Homes in Cranston. With its timeless earthy tones, attention to quality craftsmanship and near pristine condition, it offers the perfect blend of comfort, functionality, and everyday living in a walkable and convenient location. Step inside to an inviting open-concept main floor where warm hardwood flooring and large windows fill the home with natural light. The welcoming living room is anchored by a river rock-faced gas fireplace for relaxing or entertaining. At the heart of the home is a well-appointed kitchen featuring rich mocha maple cabinetry with dovetail wood boxes, elegant granite countertops, a large center island with seating, and a convenient walk-through pantry for additional storage. The adjacent dining area opens directly to the backyard through sliding patio doors, creating seamless indoor-outdoor living and easy access to the deck. Upstairs, a bright vaulted bonus room provides the perfect space for a family lounge, media room, or play area. The spacious primary suite offers a peaceful retreat with a walk-in closet and a spa-inspired ensuite featuring a double vanity, deep soaker tub, and separate glass shower. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry room complete this level. The unfinished basement offers excellent future development potential, with 9 foot ceilings, a large open layout ready for a recreation room, home gym, additional bedrooms, or customized living space. Step outside to a summer oasis as the mature trees offer privacy and seclusion in your

backyard. Enjoy a wood deck ideal for summer barbecues and outdoor dining, overlooking a manicured lawn framed with mature trees and flower gardens. Space to grow, thoughtful design, and incredible potential, this Cranston family home is ready to welcome its next chapter. Gemstone Lighting, Irrigation, Vaulted Ceilings, Dovetail Wood Drawers, This home was built with quality and purpose. Schedule your private showing today.