

# \$800,000 - 189 Cranarch Place Se, Calgary

MLS® #A2208710

**\$800,000**

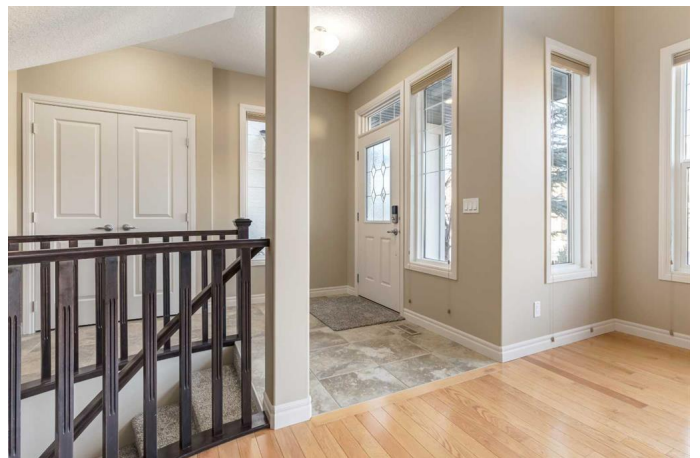
4 Bedroom, 4.00 Bathroom, 2,273 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SAT APR 9, 1 to 3 PM -

Beautifully maintained and thoughtfully designed, this 2,273 sq ft home in the heart of Cranston offers an exceptional blend of comfort, space, and lifestyle. The main floor features a soaring open-to-below great room anchored by a beautiful stone fireplace, a chef-inspired kitchen with granite countertops, stainless steel appliances, walk-through pantry, and dual islands ideal for entertaining and everyday living. Upstairs, you'll find three generously sized bedrooms including a spacious primary suite with a walk-in closet and 5-piece ensuite. The fully finished basement is wired for Dolby Digital surround sound and includes a fourth bedroom, full bathroom, ample storage, and a tucked-away office nook for quiet productivity. Enjoy the comfort of central A/C, a landscaped backyard with interlocking patio, and the convenience of a rear-attached garage. Located steps from Fish Creek Park and Cranston's 22,000 sq ft community centre featuring skating rinks, tennis courts, splash park, and more—this is the perfect place to call home.



Built in 2012

## Essential Information

MLS® # A2208710

Price \$800,000

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,273       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 189 Cranarch Place Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0W6               |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Clubhouse, Park, Recreation Facilities |
| Parking Spaces | 2                                      |
| Parking        | Double Garage Attached                 |
| # of Garages   | 2                                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Storage, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas                                                                                                                            |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Back Yard, Landscaped, Lawn |
| Roof            | Asphalt Shingle             |
| Construction    | Stone, Stucco, Wood Frame   |
| Foundation      | Poured Concrete             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Gravity Realty Group |
|----------------|----------------------|

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