

# \$775,000 - 189 Cranarch Place Se, Calgary

MLS® #A2208710

## \$775,000

4 Bedroom, 4.00 Bathroom, 2,273 sqft

Residential on 0.09 Acres

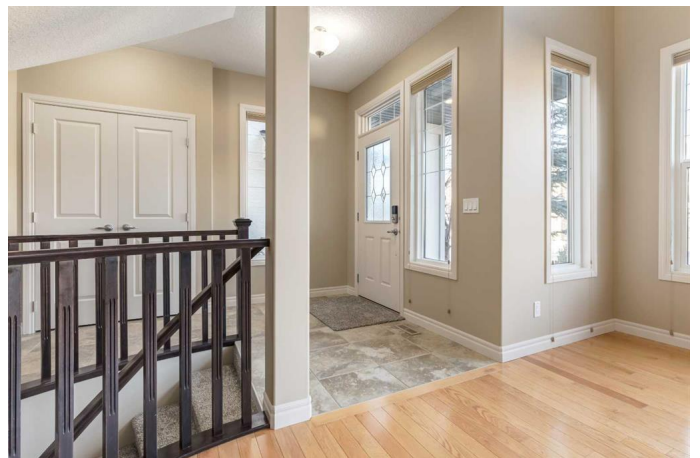
Cranston, Calgary, Alberta

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	\$775,000
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, Stone Counters, Storage, Walk-In Closet(s)
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	32
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Gravity Realty Group
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