

10 Cranarch Link SE
Calgary, Alberta

MLS # A2225449



\$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:	N/A		

Located in the highly desirable community of Cranston, this exceptional home offers comfort, style, and convenience. Just steps from Century Hall, residents enjoy access to year-round amenities including a splash park, skating rink, tennis courts, and community programs. Directly across the street, a peaceful park leads to the scenic Cranston Ridge, with stunning walking and biking trails. Inside, a bright and welcoming foyer leads to open-concept living spaces with elegant hardwood floors. The modern kitchen features granite countertops, stainless steel appliances (including a wine fridge), ample cabinetry, and a walk-through pantry connected to a mudroom with built-ins. The living room is anchored by a cozy fireplace, while the dining area is ideal for entertaining. Upstairs, a spacious bonus room with built-in speakers is perfect for movie nights. The laundry room offers added functionality with a sink and mini fridge. The primary suite is a true retreat, complete with plantation shutters, a spa-like ensuite with double vanities, a soaker tub, separate shower, and a large walk-in closet. Two additional bedrooms and a full bath complete the upper level. The unfinished basement offers endless possibilities to personalize your space. Enjoy outdoor living in the private backyard, featuring a deck with gas hookup, stamped concrete patio, and a large shed for extra storage. Plus, stay cool in the summer with central A/C. Conveniently close to South Health Campus, Seton Shopping Centre, and with easy access to Deerfoot and Stoney Trail, this is a home that truly has it all.