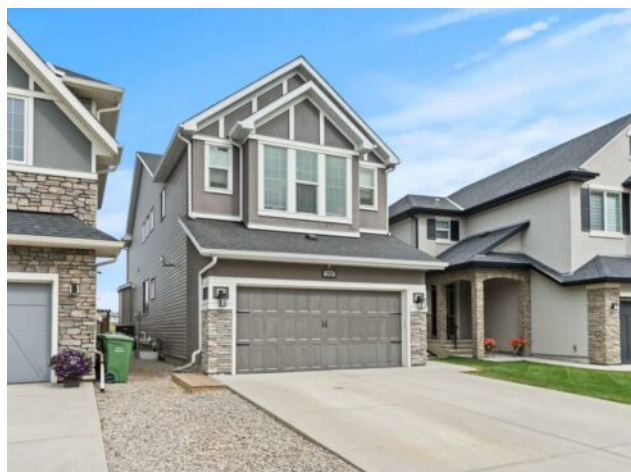


72 Cranarch Crescent SE
Calgary, Alberta

MLS # A2255665



\$849,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,465 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Conservation, No Neighbours Behind, Triang		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	Suspended shelves in garage; slatwall storage system with existing bike and tool holders, Gemstone eave lighting		

HUGE PRICE ADJUSTMENT! GREAT OPPORTUNITY! Welcome to this stunning 2015-built two-storey home in sought-after Cranston, offering over 3,470 sq. ft. of developed living space with high-end finishes and an unbeatable location backing onto a serene expansive green space. On the main floor, you'll find a bright open-concept design with soaring ceilings and natural flow between living spaces. A spacious front office with French doors makes working from home a breeze. The inviting living room centers around a cozy fireplace, seamlessly connecting to the upgraded chef's kitchen featuring premium appliances, custom cabinetry, a large island, granite countertops throughout, and a built-in hutch with wine fridge. The adjoining dining area opens onto a two-tiered deck and fully fenced backyard, where you'll enjoy peaceful views of nature and regular visits from local wildlife. Upstairs, the primary suite is a true retreat with its oversized bedroom, walk-in closet, and spa-inspired 5-piece ensuite boasting dual vanities, a soaker tub, and even a custom beverage station with space for a cappuccino maker. Two additional bedrooms - each with their own walk-in closet, a family room, a laundry room, and a flexible study/craft area complete the upper level. The fully developed lower level adds another 1,008 sq. ft. of living space, featuring a large rumpus room, a guest bedroom, a 4-piece bathroom, and a gym/flex room that could easily convert into a fifth bedroom. Car enthusiasts will appreciate the garage with epoxy flooring, slat-wall storage, and organizational accessories for bikes and tools and some great shelves for storage. Living in Cranston means enjoying exclusive access to the Cranston Residents Association with year-round recreation facilities and programs. The community offers quick access to Deerfoot Trail, the South Health Campus,

top-rated schools, shopping, and an extensive network of biking and walking trails. This is more than a home — it’s a lifestyle, blending modern comfort with natural beauty.