

# \$799,900 - 10 Cranarch Link Se, Calgary

MLS® #A2206329

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,207 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Nestled in the sought-after community of Cranston, this beautifully maintained home offers both comfort and convenience. Located just a stone's throw from Century Hall, a private community facility offering year-round recreational activities including a splash park, skating rink, tennis courts, and a variety of community programs, this home provides the perfect blend of leisure and lifestyle.

Additionally, it's directly across from a serene park leading to the scenic Cranston Ridge, giving you immediate access to breathtaking walking and biking trails.

As you step inside, you're greeted by a bright and welcoming foyer, which seamlessly flows into the main living areas adorned with elegant hardwood floors. The spacious, modern kitchen features sleek granite countertops, stainless steel appliances (including a wine fridge), and ample cabinetry. A walk-through pantry leads to a functional mudroom with built-in storage. The inviting living room is enhanced by a cozy fireplace, and the open-concept dining area is perfect for entertaining family and friends.

Upstairs, a generous bonus room equipped with built-in ceiling speakers awaits, making it the perfect spot for movie nights or relaxation. The laundry room is both practical and stylish, featuring a sink and a mini fridge for added convenience.



The master suite is your personal sanctuary, featuring elegant plantation shutters and a luxurious ensuite with a walk-in closet, double vanities, a soothing soaker tub, and a separate shower. Two additional spacious bedrooms and a full bathroom complete the upper level, providing plenty of space for family or guests.

The basement is a full, unfinished canvas ready to be transformed into your dream space.

Step outside to your private backyard oasis, complete with an upper deck with a gas hookup, perfect for grilling, and a beautifully stamped concrete patio ideal for outdoor relaxation or entertaining. In addition, a large shed offers excellent storage space for all your tools, gardening supplies, and outdoor equipment.

For added comfort, this home also comes with air conditioning, ensuring you stay cool and comfortable during the warmer months.

This home is also conveniently located near Calgary's South Health Campus, Seton Shopping Centre, and with easy access to Deerfoot Trail and Stoney Trail. Experience the perfect combination of style, comfort, and convenience. Don't miss out on this incredible opportunity!

Built in 2009

### **Essential Information**

MLS® #	A2206329
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,207
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10 Cranarch Link Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot,

	See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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