

\$774,900 - 10 Cranarch Link Se, Calgary

MLS® #A2206329

\$774,900

3 Bedroom, 3.00 Bathroom, 2,207 sqft
Residential on 0.09 Acres

Cranston, Calgary, Alberta

**** Open House Saturday May 10th 12-3pm ****
Nestled in the sought-after community of Cranston, this beautifully maintained home offers both comfort and convenience. Located just a stoneâ€™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 | \$774,900 |
| 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 | 32 |
| Zoning | R-G |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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