# \$699,900 - 10 Cranarch Link Se, Calgary

MLS® #A2225449

# \$699,900

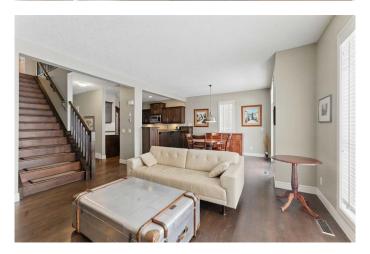
3 Bedroom, 3.00 Bathroom, 2,207 sqft Residential on 0.09 Acres

Cranston, Calgary, Alberta

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.

#### Built in 2009

#### **Essential Information**

MLS® # A2225449 Price \$699,900

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, Open Floorplan, Pantry, Soaking Tub, Walk-In

Closet(s), Double Vanity

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 Gas, Living Room, Decorative, 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 May 30th, 2025

Days on Market 82

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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