

**34 Cranarch Circle SE
Calgary, Alberta**

MLS # A2176267



\$799,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,195 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Alarm, HELIOS Entertainment System

Former Albi Homes Show Home! This popular "Torino" Albi floor plan showcases an open-concept layout with a sophisticated, modern touch. The main floor welcomes you with a grand two-storey foyer featuring a gorgeous crystal chandelier and hardwood floors throughout. The gourmet kitchen is a chef's dream, complete with designer cabinetry, stainless steel appliances, and granite countertops, overlooking a spacious dining area that flows seamlessly into the great room, which boasts large windows and a cozy two-way gas fireplace that is shared with the expansive deck. You're not going to find a better floor plan to entertain in! From the kitchen, garden doors lead you to a west-facing deck and backyard. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a luxurious ensuite featuring dual sinks, a large soaker tub, a separate shower, and a walk-in closet. The bonus room is perfect as a home entertainment center, while a family bathroom and convenient laundry room complete the upper floor. The fully developed basement adds extra living space with a large rec room, a fourth bedroom, full bathroom and ample storage space. This home is just steps from Century Hall Community Centre and a nearby park. Additional features include air conditioning, RV access in the backyard, underground irrigation, and a HELIOS sound system with speakers in the patio, kitchen, primary suite & garage. Set along the beautiful Bow River, Cranston offers a blend of natural beauty and modern amenities. Residents enjoy exclusive access to Century Hall with its gym, splash park, sports courts, skating rink, and outdoor hockey rink in winter. The community boasts over 20 km of scenic pathways, perfect for walking and biking, and is near Fish Creek Park for outdoor adventures. Top-rated schools, numerous playgrounds,

and Cranston Market are close by, while the nearby Seton Urban District offers extensive shopping, dining, and the South Health Campus. With easy access to Deerfoot Trail, Cranston is ideal for families, professionals, and nature enthusiasts alike. What a fantastic opportunity for a great family home in a fabulous location in Cranston.