

# \$749,900 - 10 Cranarch Link Se, Calgary

MLS® #A2225449

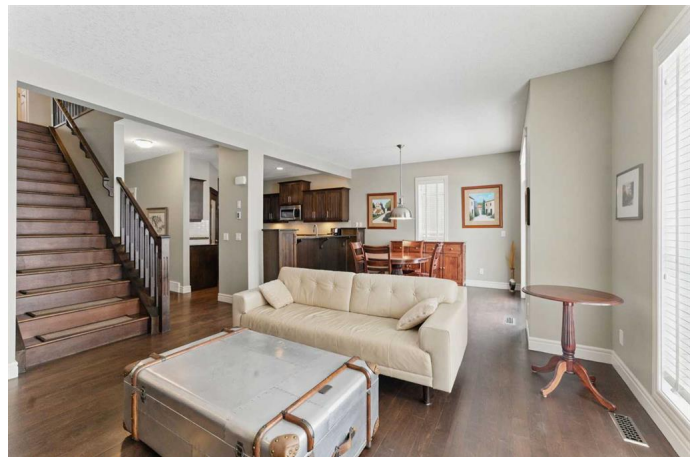
**\$749,900**

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	\$749,900
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	Gas, Living Room, Mantle, Stone, Decorative
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	46
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.