

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

MLS® #A2225449

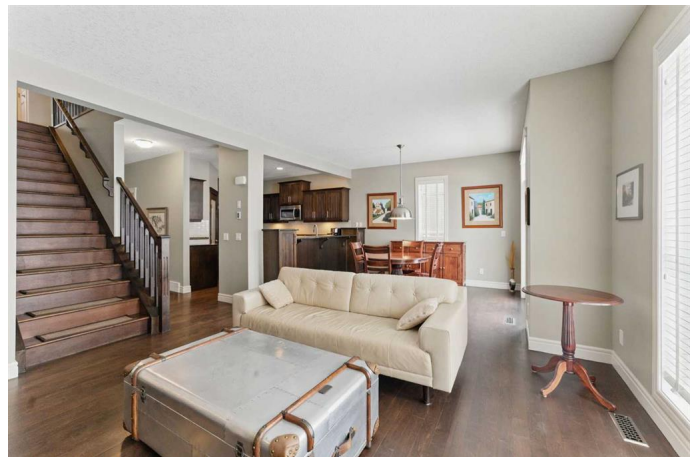
## \$749,900

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 | 58             |
| Zoning         | R-G            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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