

**5 Cranarch Way SE  
Calgary, Alberta**

**MLS # A2285680**



# \$810,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** See remarks

Welcome to 5 Cranarch Way SE, a beautifully cared-for former showhome where thoughtful design, comfort, and pride of ownership come together. With over 2,000 sq. ft., 4 bedrooms, and 3.5 bathrooms, this home offers the space and warmth every growing family dreams of. The open-to-below upper level creates a bright, welcoming connection between floors, giving the home an elevated, luxurious feel, enhanced by elegant built-ins throughout. Every detail has been lovingly maintained, with the dishwasher and refrigerator replaced 2 years ago, dryer replaced, regular furnace cleaning every 2&ndash;3 years, central A/C, and an automatic sprinkler system, making everyday living easy and worry-free. Both decks were refreshed 2 years ago, with the front deck professionally weatherproofed for lasting durability. Enjoy a sunny south-facing backyard designed for easy living, featuring low-maintenance landscaping that lets you spend more time relaxing and less time on upkeep. Perfectly situated across from the Cranston HOA, with only two neighbours and sides onto a peaceful walking path, this home offers rare privacy and a quiet, family-friendly setting. Yet, you&rsquo;re just minutes from grocery stores, restaurants, VIP cinema, tennis courts, and endless biking and walking paths, everything you need for a vibrant lifestyle. This is a home that&rsquo;s been cared for with intention and love and ready for a new family to create memories for years to come.