

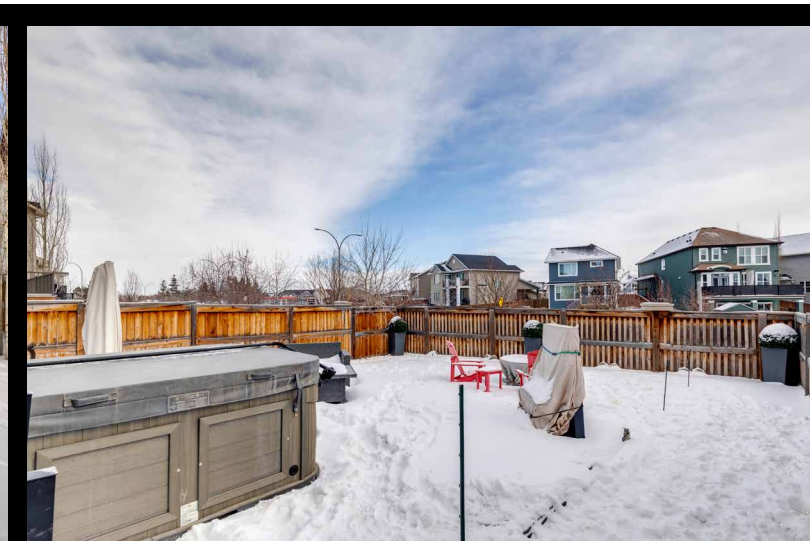
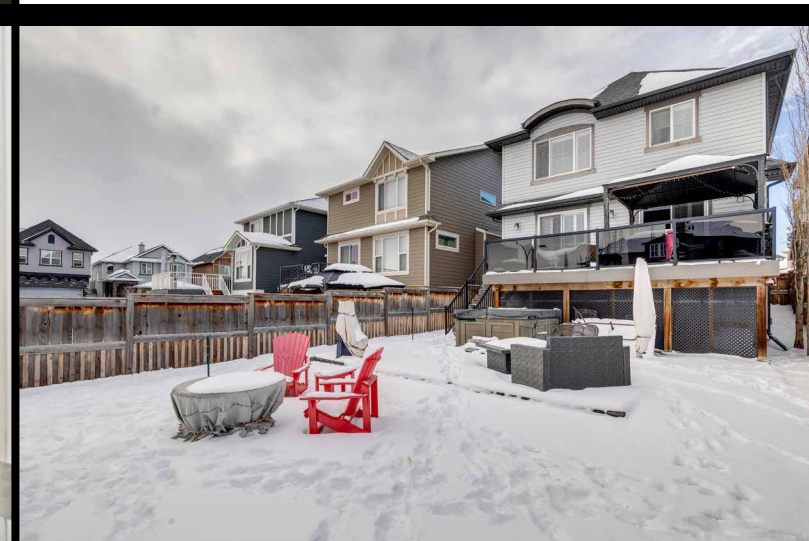
Upper Floor
Exterior Area 1246.01 sq ft

Main Floor
Exterior Area 915.25 sq ft

EXTERIOR FEATURES

- LOW MAINTENANCE
- BACKYARD IS FULLY LANDSCAPED WITH ARTIFICIAL GRASS
- 2 LEVEL DECK WITH HOT TUB & LARGE UMBRELLA
- FRONT YARD IS ROCK AND VIRTUALLY MAINTENANCE FREE
- FRIDGE WAS REPLACED IN 2023
- HOT WATER TANK WAS REPLACED IN 2024

EXCLUDED FROM SALE: FRONT AND BACK CAMERAS



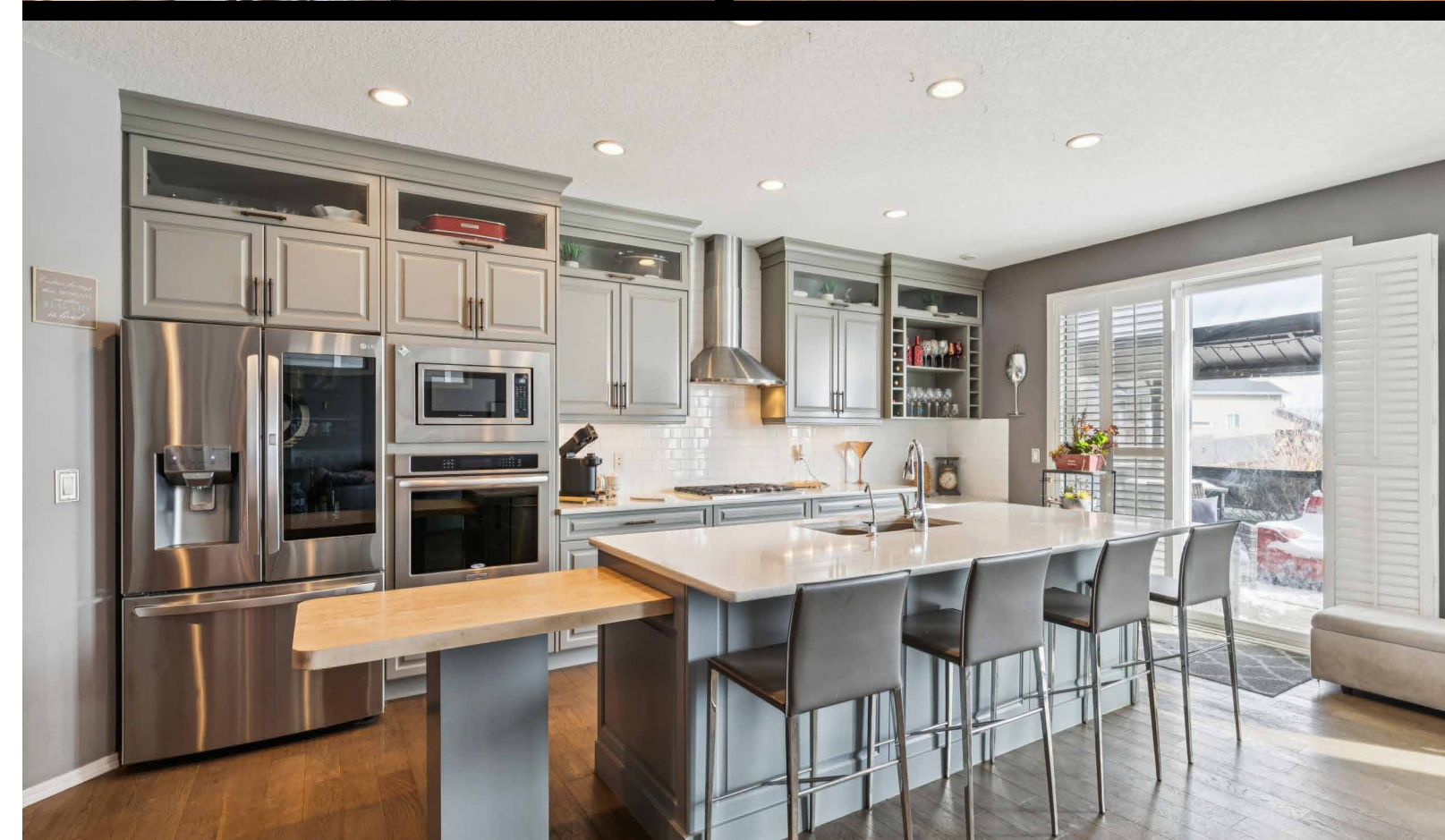
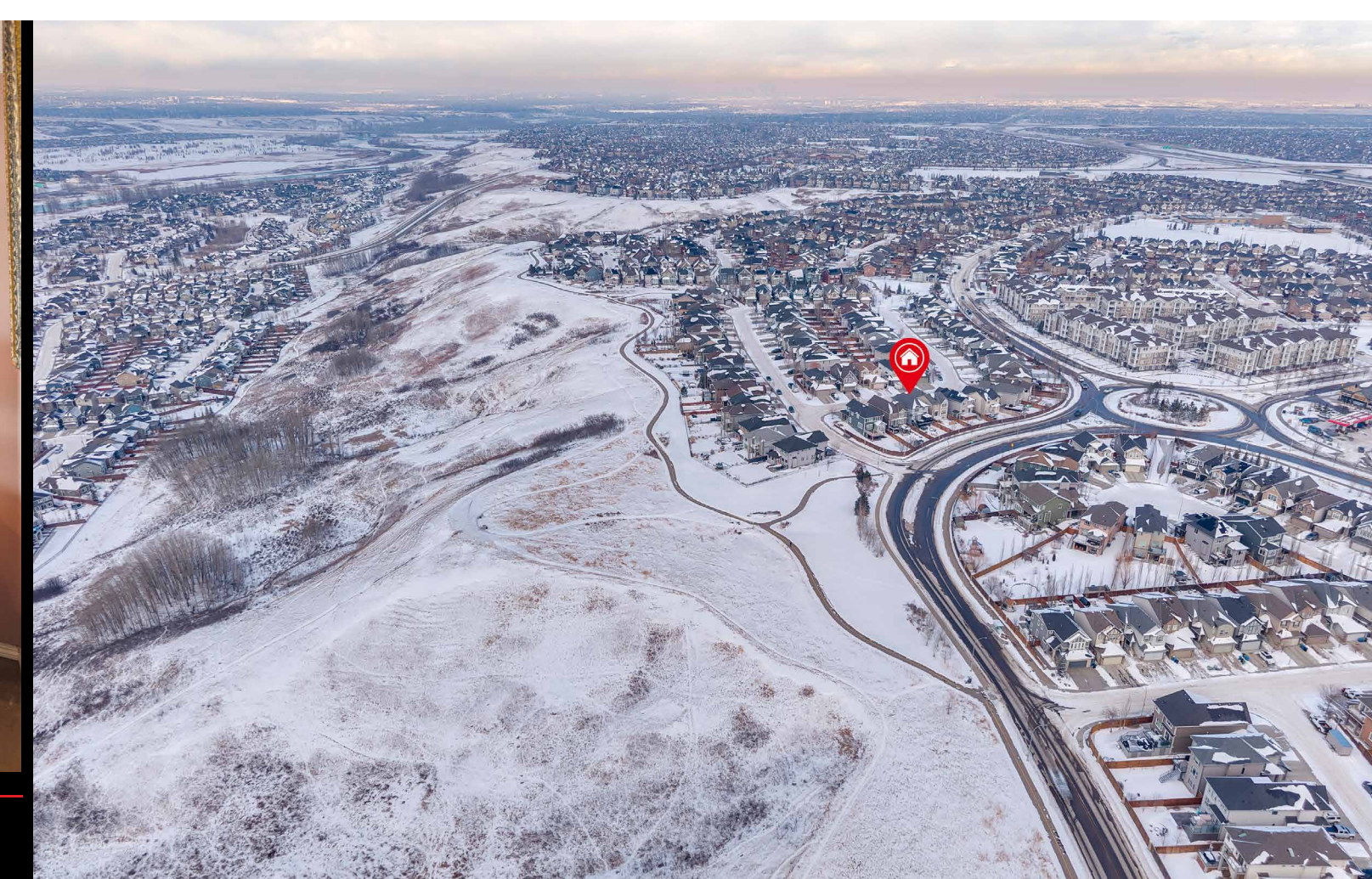
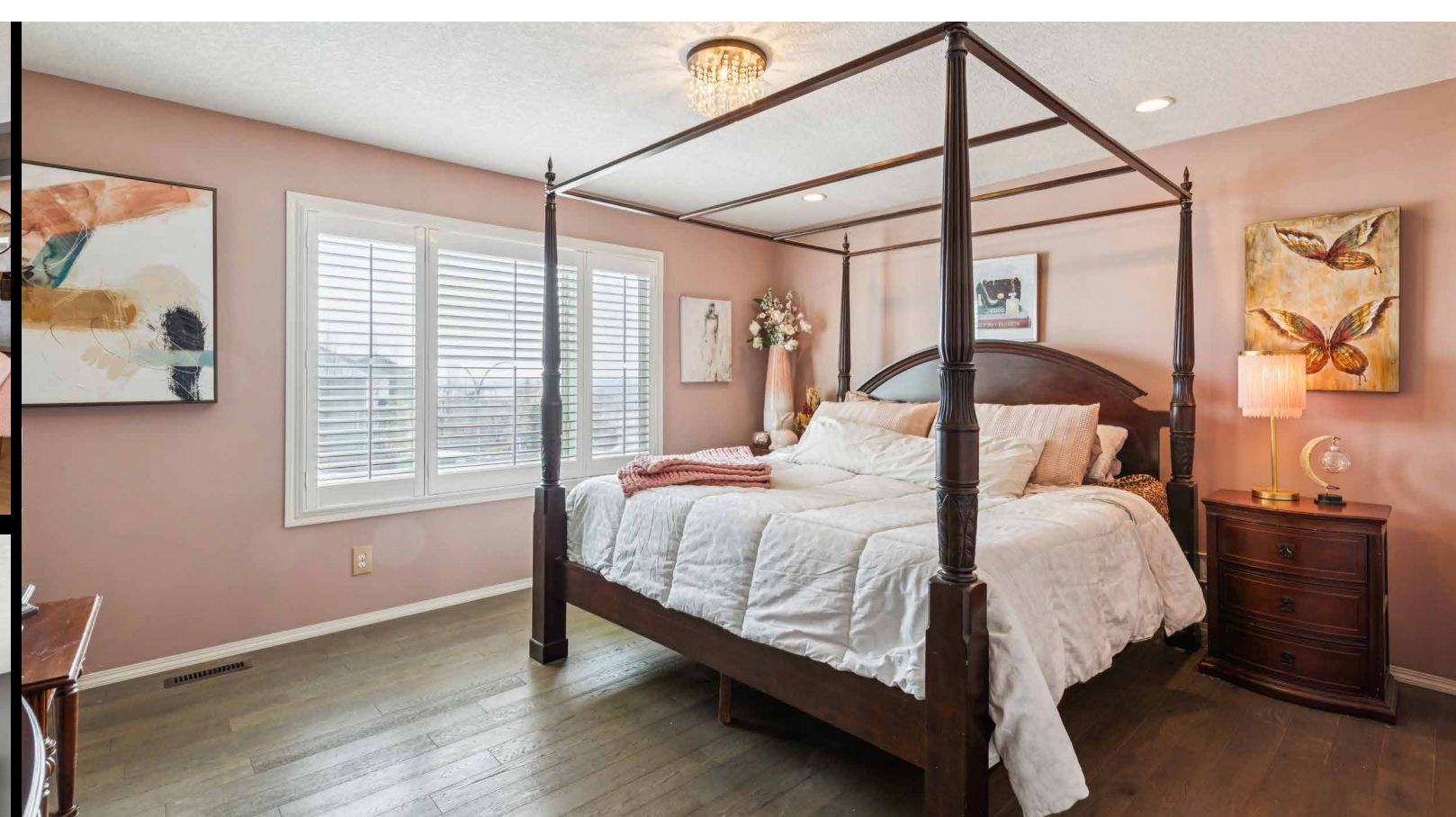
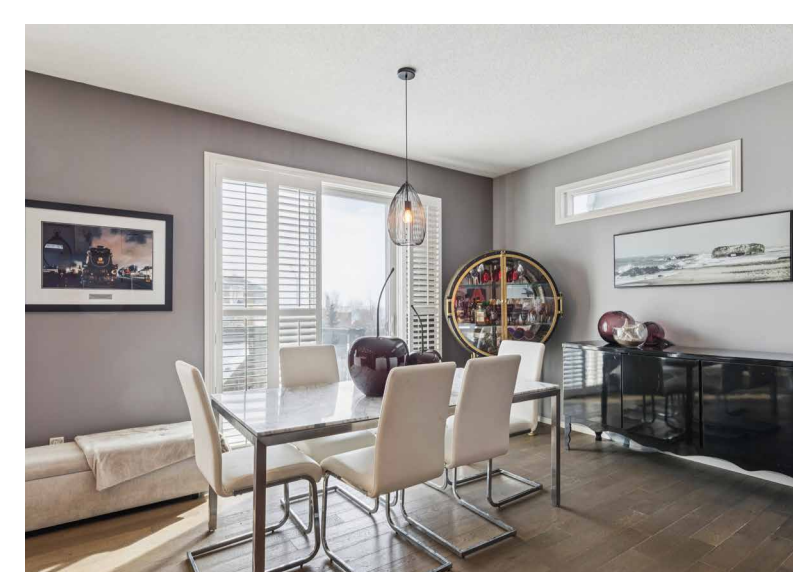
Welcome Home to
223 Cranarch Terrace SE

Chris Zaharko
Associate

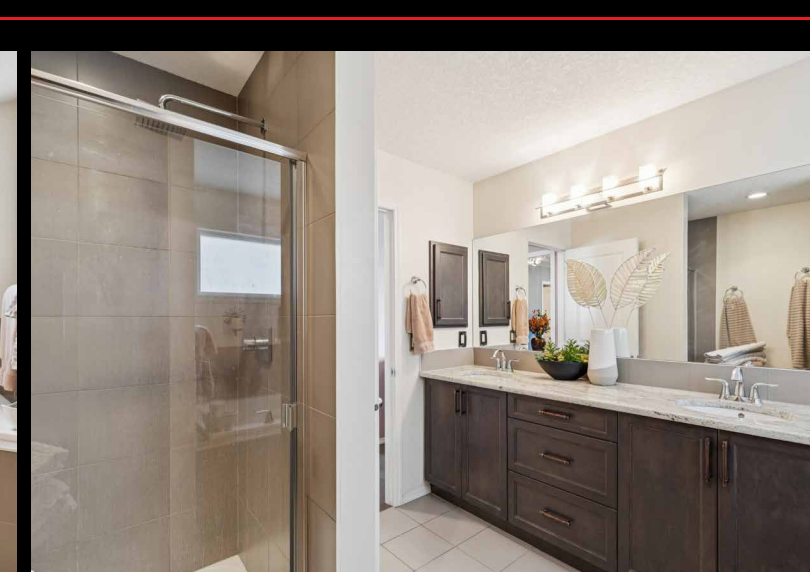
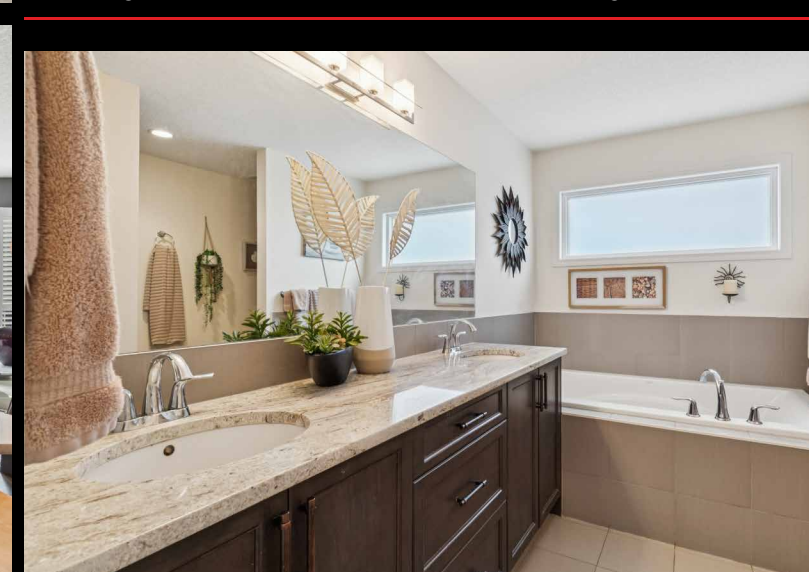
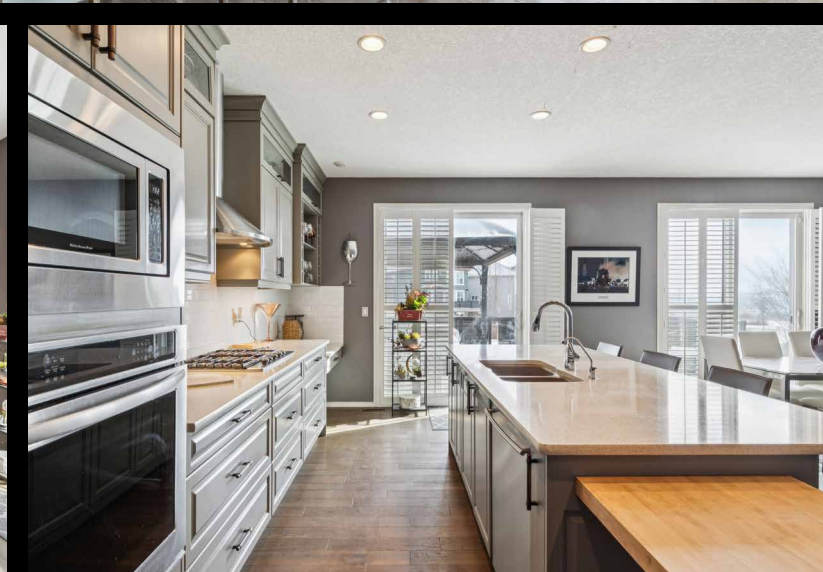
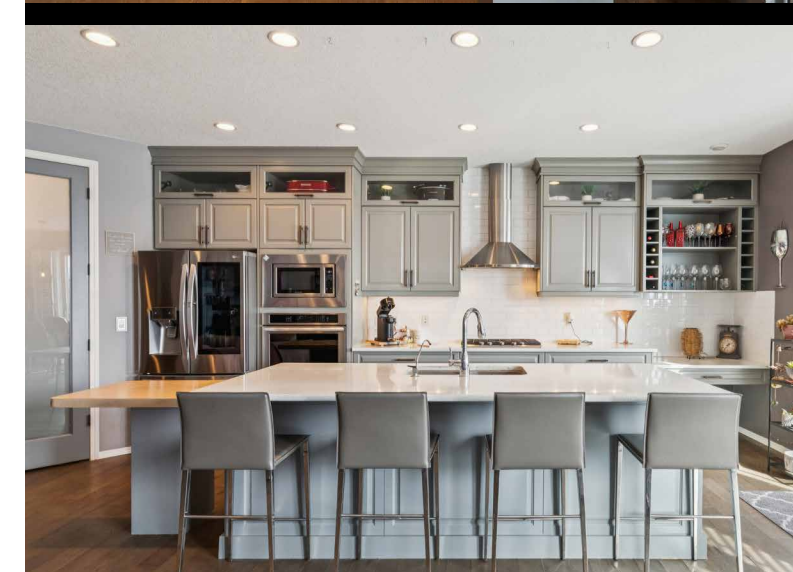
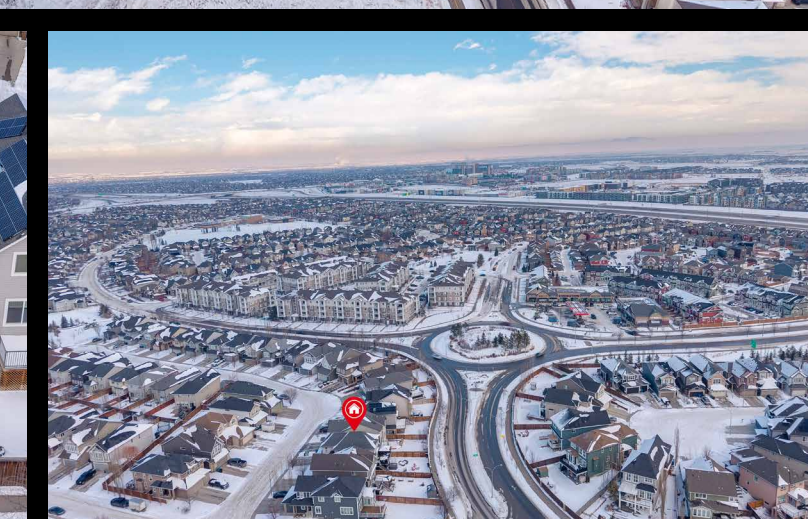
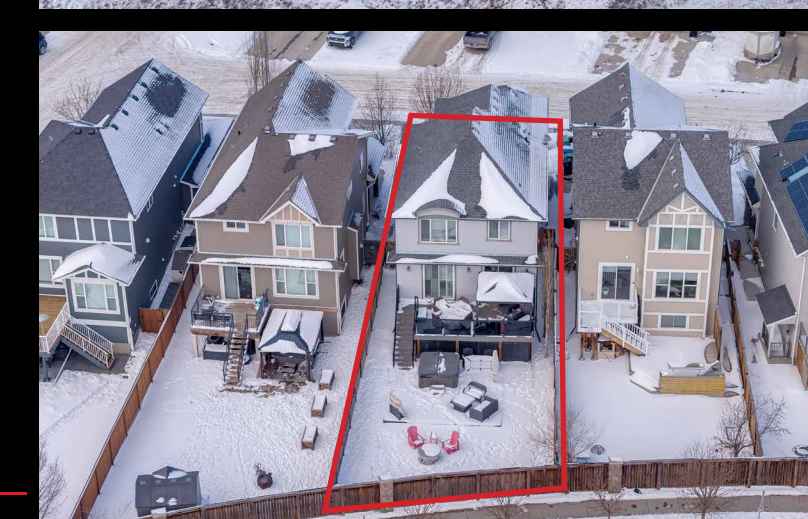
Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

Top 1% Nationally



Located in the sought after community of Cranston! First time offered for sale, this 3-bedroom home offers over 2,100 sq ft of finished living space and is perfect for any family. The open floor plan of the main level provides for a perfect main living area. The kitchen, overlooking the dining and living room is complete with stainless steel appliances including gas cooktop, granite counter tops, oversized island with breakfast bar & bakers counter, walk-in pantry, and ceiling height cabinets. The living room overlooks the back yard and has a cozy corner gas fireplace. Also on this level is a 2-pc washroom & mudroom off the garage. The upper level offers 3 nice sized bedrooms, a 4-pc bathroom and laundry room. The large family room has vaulted ceilings and large windows making it nice and bright. The primary suite offers a large walk-in closet and a 5-pc ensuite that includes a soaker tub and walk-in shower. The basement is untouched and provides the perfect opportunity to add additional living spaces. Recessed lighting, hardwood floors, and vinyl window shutters are found throughout this well-maintained home. The landscaping is low maintenance with artificial turf in the backyard and rock in the front. The SE facing backyard is perfect for entertaining with a large dura deck off the kitchen that leads to a lower deck with hot tub and plenty of space for lounging and grilling. Walking distance to the amenities of Cranston Corner & Cranston Market. Perfectly situated steps to the Cranston Escarpment View Point & trails. Close to schools & the Calgary Health South Campus. Commuting is easy with quick access to Stoney Trail, Deerfoot Tr & MacLeod Tr.



Chris Zaharko
 Phone: 403-874-0424
 www.zaharko.com
 chris@zaharko.com

| | |
|-------------|---|
| MLS: | A2288823 |
| Community: | Cranston |
| Size: | 2,161.26 sq ft of finished living space |
| Style: | Detached, 2 Storey |
| Year Built: | 1974 |
| Taxes: | \$4,913.00/2025 |
| HOA: | \$189.53/Annually |
| Parking: | Double Garage Attached Total: 4 |

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.