

# \$799,900 - 35 Cranarch Circle Se, Calgary

MLS® #A2234480

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,213 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

**\*\*Ready for Immediate Possession - Imagine hosting Thanksgiving in your new home - Just Steps to Pathways leading to Fish Creek Park - Enjoy Fly Fishing in The Bow River - Close Access to Schools & Community Amenities - Located in one of Cranston's Beautiful Estate areas. Cranston One of Calgary's best communities. Turn the key and step into a life of luxury in this show-stopping Cranston estate homeâ€”perfectly positioned with no neighbors behind, the view is a 2.8 Hectare private park with splash park, ice rink, tennis/pickleball courts & a private residents center - Century Hall. Steps from breathtaking mountain pathways, shopping & schools this home blends elegance with everyday magic. Inside, matte-finish hardwood sets the stage while sunlight pours through oversized windows, dancing across every designer detail. The chefâ€™s kitchen is pure seductionâ€”full-height custom cabinetry, sleek built-in pantry shelving, glistening granite counters, a massive party-ready island, and an electric range with gas hookup just begging for a gourmet upgrade. The dining space is made for laughter and lingering, flowing into a sun-drenched living room anchored by a statement gas fireplace. Upstairs, the bonus room is your playgroundâ€”Netflix marathons, stylish lounge, or game-night central. The primary suite? A private escape with park views, a dramatic tray ceiling, walk-in closet, and a spa-inspired ensuite where dual vanities, a deep soaker tub, and an oversized**



glass shower invite total indulgence. Two more dreamy bedrooms are perfect for family, guests, or your ultimate home office. Downstairs, the fully finished basement delivers serious bonus living—a surround-sound-ready rec room, a fourth bedroom, full bath, and generous storage. Add in 9-ft basement ceilings, central A/C, and upper-level laundry for everyday ease. Beyond your backyard, the exclusive Cranston Residents Association private park tempts you with a splash park, skating rink, tennis and basketball courts—just steps from your door. This isn't just a home—it's the lifestyle upgrade you've been waiting for. Book your private tour and make it yours now!

Built in 2011

## Essential Information

MLS® #	A2234480
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,213
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	35 Cranarch Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 0S3

### Amenities

Amenities Clubhouse  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Granite Counters  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 26th, 2025  
Days on Market 78  
Zoning R-G  
HOA Fees 190  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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