# \$825,000 - 35 Cranarch Circle Se, Calgary

MLS® #A2234480

## \$825,000

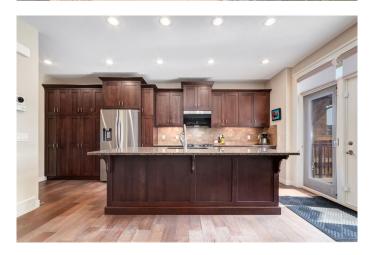
4 Bedroom, 4.00 Bathroom, 2,213 sqft Residential on 0.11 Acres

Cranston, Calgary, Alberta

This beautifully designed estate home offers the perfect blend of upscale finishes and everyday comfort. Located in the sought-after community of Cranston, just steps from parks and pathways, it's an ideal setting for families and professionals alike. Step inside to discover matte-finish hardwood flooring that flows throughout the open-concept main floor. The chef-inspired kitchen features full-height custom cabinetry with built-in pantry shelving, granite countertops, a large central island perfect for entertaining, and an electric stove with a gas hookupâ€"ready for a future dual-fuel option. A spacious dining area anchors the main level and is ideal for family gatherings or hosting guests. The inviting living room is centered around a cozy gas fireplace and is filled with natural light, thanks to extra transom windows. Upstairs, the central bonus room offers flexible space for movie nights, a playroom, or a quiet retreat. The luxurious primary suite overlooks the Cranston Residents Association private park and boasts a tray ceiling, walk-in closet, and a spa-like ensuite with dual vanities, a soaker tub, and an oversized shower. Two additional bedrooms are generously sized and ideal for children, guests, or a home office. The fully finished basement adds even more living space, featuring a large rec room wired for surround sound and projector, a fourth bedroom, full bathroom, and ample storage. Additional upgrades include 9-ft ceilings in the basement, central air conditioning, and







upper-level laundry for added convenience.

This home offers incredible value in a premium locationâ€"don't miss your chance to see it in person. Book your private showing today!

#### Built in 2011

#### **Essential Information**

MLS® # A2234480 Price \$825,000

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, Granite Counters, Kitchen Island, Open

Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

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, Rectangular Lot, No Neighbours Behind

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 26th, 2025

Days on Market 26

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

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