$884,999 - 233 Cranarch Common Se, Calgary

MLS® #A2240306

$884,999

3 Bedroom, 3.00 Bathroom, 2,362 sqft
Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to 233 Cranarch Common SEâ€"a beautifully upgraded, net-zero home, and conveniently located corner-lot home in the vibrant community of Cranston. This former show home offers standout curb appeal with EIFS (Stucco) exterior and thoughtful upgrades throughout, including an accent wall in the living room, central vacuum, and smart finishes designed for both comfort and style. THIS HOME FEATURES TRIPLE-PANE WINDOWS FOR MORE ENERGY EFFICIENCY AND SOLAR PANELS ON THE ROOF THAT MAKE IT 80% TO 90% MORE EFFICIENT THAN THE AVERAGE HOME IN CRANSTON, DELIVERING MAJOR ENERGY SAVINGS. The sunlit layout backs directly onto a park, offering privacy, green space, and quick access to the scenic Cranston Ridge, with its breathtaking mountain views. The open-concept main floor features recently upgraded stainless-steel appliances, quartz countertops, a large island, and a walk-through pantry that connects directly to the oversized double garage, making everyday living easy. Step out onto the developed deck and relax in your xeriscaped Zen backyard, a low-maintenance outdoor retreat designed for quiet moments and entertaining alike. Upstairs, youâ€™ll find a generous primary suite with two walk-in closets and a spa-like 5-piece ensuite with dual sinks, a deep soaking tub, and a separate shower. Two additional bedrooms, a full bath, and a spacious bonus room wired for surround
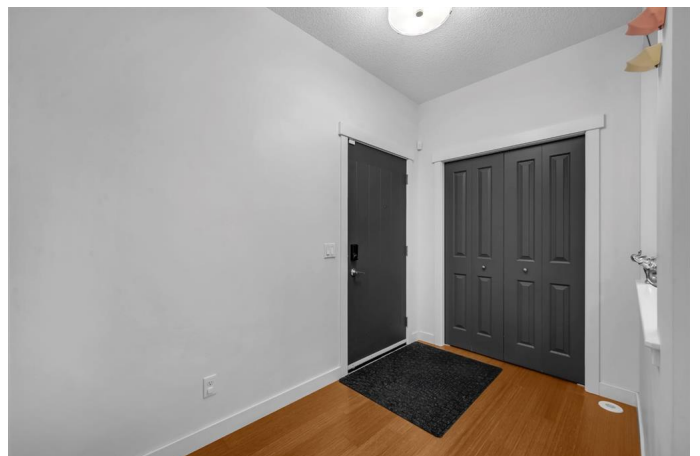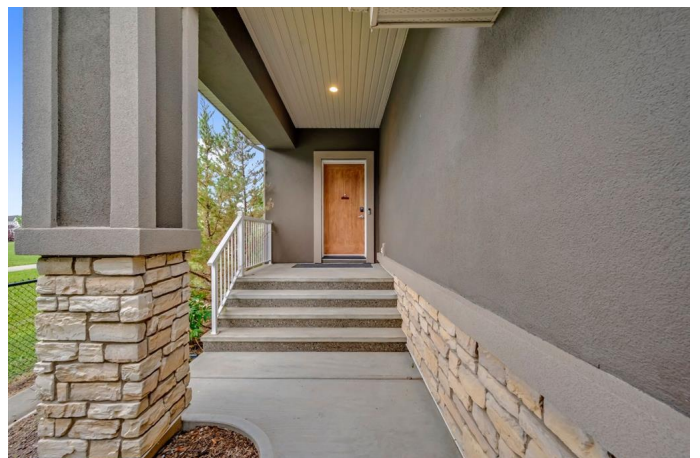
sound complete the upper level. The basement offers a flexible finished space, perfect for a gym, playroom, office, or second living area. You're also just minutes from key amenities like South Health Campus, Seton YMCA, shopping, schools, and with the Green Line LRT now under construction, this location is primed for exceptional long-term value. Whether you're a growing family, professional couple, or savvy investor, this is smart, future-ready living in one of Calgary's most sought-after neighbourhoods. Book your showing today—homes like this don't come around often.

Built in 2011

Essential Information

MLS® #	A2240306
Price	$884,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,362
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	233 Cranarch Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Central Vacuum, No Animal Home, No Smoking Home, Wired for Sound
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Range, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Playground
Lot Description	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	56
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty