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

MLS® #A2234480

\$825,000

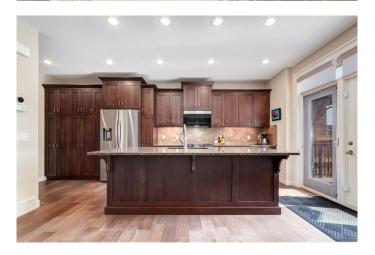
4 Bedroom, 4.00 Bathroom, 2,213 sqft Residential on 0.11 Acres

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 30

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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