# \$775,000 - 35 Cranarch Circle Se, Calgary

MLS® #A2234480

### \$775,000

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

Cranston, Calgary, Alberta

\*\*OPEN HOUSE SAT 2-4 PM\*\* Ready for Immediate Possession - Deal ALERT! Located in Cranston Estates (Best Price on Cranarch Circle) Backing Directly onto a Park with no Neighbors behind - Close Access to Schools & Community Amenities - 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 chef'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 \$775,000

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, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 26th, 2025

Days on Market 112 Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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