

\$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

Back on market due to Buyer Financing Obstacle 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 hookup 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€”donâ€™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
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	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	34
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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