

# \$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, itâ€™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€”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	33
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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