

# \$849,900 - 72 Cranarch Crescent Se, Calgary

MLS® #A2255665

**\$849,900**

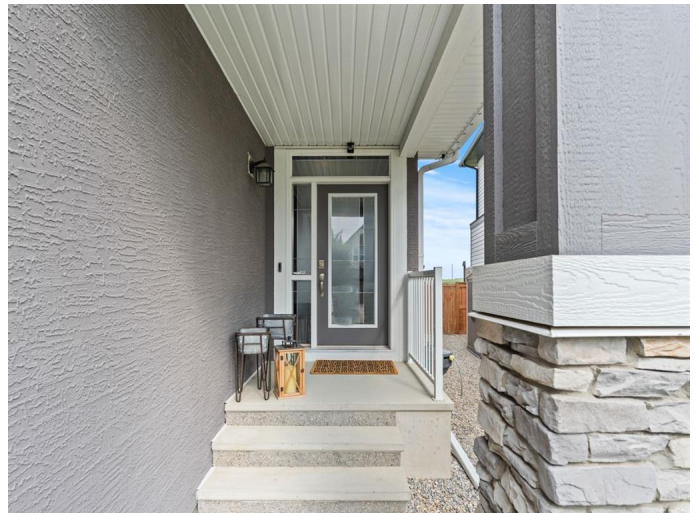
4 Bedroom, 4.00 Bathroom, 2,465 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

**HUGE PRICE ADJUSTMENT! GREAT OPPORTUNITY!** Welcome to this stunning 2015-built two-storey home in sought-after Cranston, offering over 3,470 sq. ft. of developed living space with high-end finishes and an unbeatable location backing onto a serene expansive green space.

On the main floor, you'll find a bright open-concept design with soaring ceilings and natural flow between living spaces. A spacious front office with French doors makes working from home a breeze. The inviting living room centers around a cozy fireplace, seamlessly connecting to the upgraded chef's kitchen featuring premium appliances, custom cabinetry, a large island, granite countertops throughout, and a built-in hutch with wine fridge. The adjoining dining area opens onto a two-tiered deck and fully fenced backyard, where you'll enjoy peaceful views of nature and regular visits from local wildlife. Upstairs, the primary suite is a true retreat with its oversized bedroom, walk-in closet, and spa-inspired 5-piece ensuite boasting dual vanities, a soaker tub, and even a custom beverage station with space for a cappuccino maker and a wine fridge. Two additional bedrooms - each with their own walk-in closet, a family room, a laundry room, and a flexible study/craft area complete the upper level. The fully developed lower level adds another 1,008 sq. ft. of living space, featuring a large rumpus room, a guest bedroom, a 4-piece bathroom, and a gym/flex room that could



easily convert into a fifth bedroom.  
Car enthusiasts will appreciate the garage with epoxy flooring, slat-wall storage, and organizational accessories for bikes and tools and some great shelves for storage.  
Living in Cranston means enjoying exclusive access to the Cranston Residents Association with year-round recreation facilities and programs. The community offers quick access to Deerfoot Trail, the South Health Campus, top-rated schools, shopping, and an extensive network of biking and walking trails.  
This is more than a home – it’s a lifestyle, blending modern comfort with natural beauty.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255665    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,465       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 72 Cranarch Crescent Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2J3                 |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Other                                                         |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached, Heated Garage, Insulated, See Remarks |
| # of Garages   | 2                                                             |

## Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Washer, Washer/Dryer, Window Coverings                                                                                  |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                                |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                                |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Triangular Lot, Views, Conservation |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-G                  |
| HOA Fees       | 190                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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