

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

MLS® #A2234480

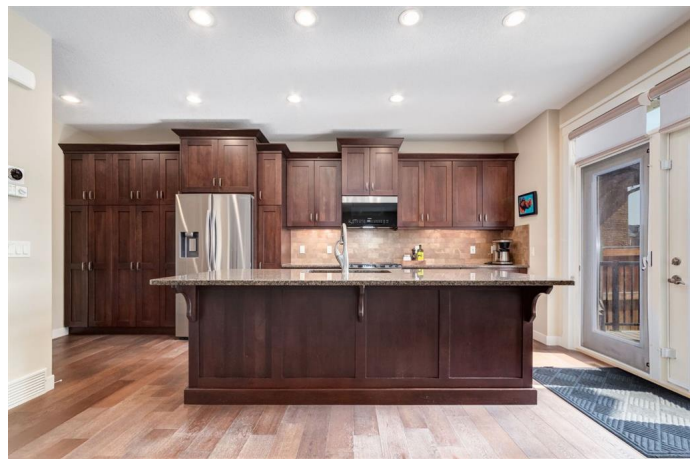
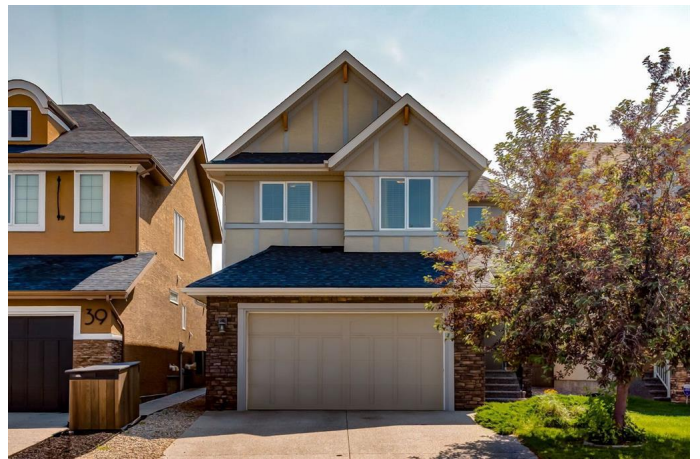
**\$775,000**

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 home—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 seduction—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 playground—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 | 109             |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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