

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

MLS® #A2234480

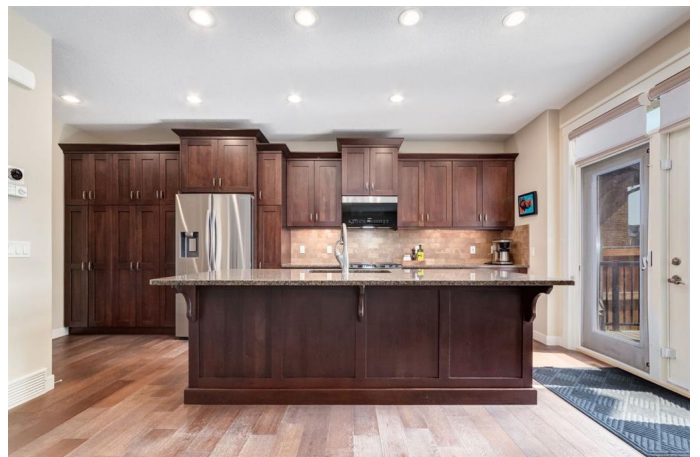
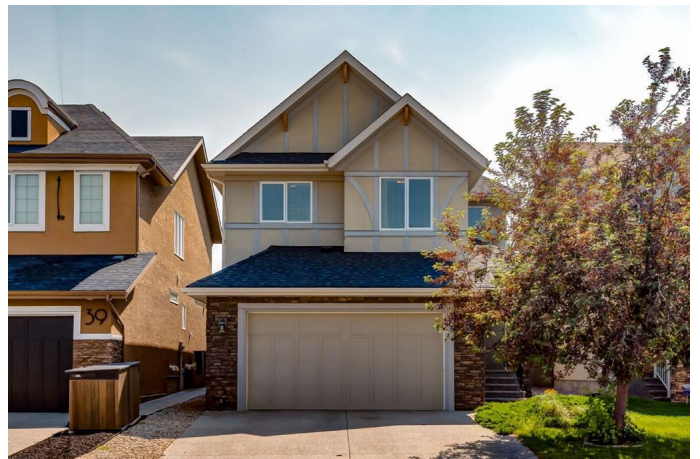
\$775,000

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	115
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.