

\$1,095,000 - 35 Cranarch Terrace Se, Calgary

MLS® #A2260061

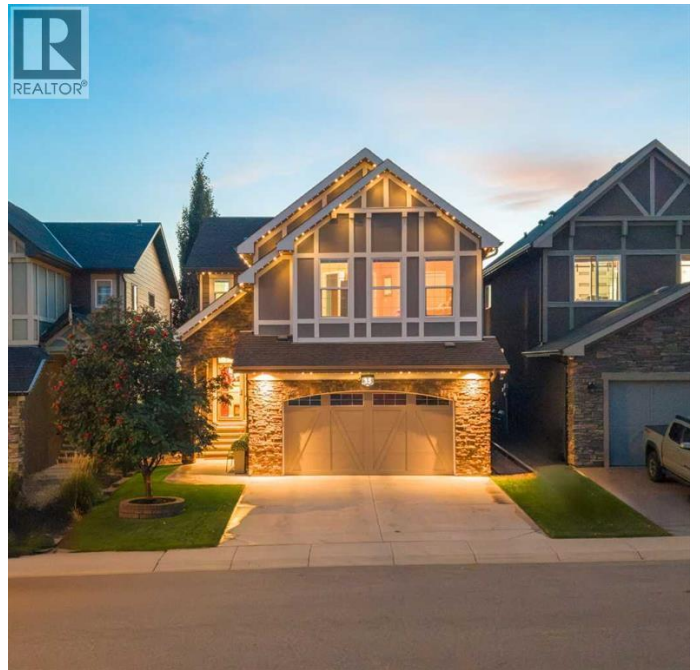
\$1,095,000

3 Bedroom, 3.00 Bathroom, 2,347 sqft

Single Family on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to 35 Cranarch Terrace – an executive residence in the highly sought-after community of Cranston. Perfectly positioned along Cranston’s Ridge, this home captures breathtaking, unobstructed views of the Bow River Valley, Fish Creek Park and the Rocky Mountains. With direct access to endless walking and biking trails, it offers the ideal blend of natural serenity and urban convenience. Step inside to a bright, open-concept floor plan designed to emphasize space, light and comfort. The main level features soaring ceilings, expansive windows to showcase the panoramic views and a warm living room centered around a gas fireplace. The chef-inspired kitchen is both stylish and functional, complete with granite countertops, rich cabinetry, a large central island, stainless steel appliances, and a spacious walk-through pantry with a built-in dog door that connects seamlessly to the mudroom and garage. A dedicated office space and a dining area that extends to the large low maintenance deck – perfect for morning coffee or evening sunsets! Upstairs, the luxurious primary suite is a true retreat, offering a spa-like ensuite with dual sinks, a walk-in closet with built in shelving, a Mi-Berry Spa Hot Tub and separate shower. Two additional bedrooms, a full bathroom and a versatile bonus room provides plenty of room for family and guests. The upper level laundry comes with custom cabinetry and a drying rack which adds to everyday convenience. The



backyard is designed for year round enjoyment, featuring professional landscaping, extra-large composite deck with glass privacy panels, artificial turf, and a private putting green for a low maintenance fun outdoor lifestyle. Additional highlights include an oversized heated double attached garage, Gladiator cabinets, workbench with a matching fridge and central air conditioning throughout the house. All this on a quiet, family friendly location close to schools, shopping, restaurants, the South Health Campus Hospital, and easy access to major roadways. With its spectacular views, elegant finishes, and thoughtful design, 35 Cranarch Terrace SE isn't just a home it's a lifestyle. Book your showing today! (id:6289)

Built in 2013

Essential Information

| | |
|----------------|---------------|
| Listing # | A2260061 |
| Price | \$1,095,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Half Baths | 1 |
| Square Footage | 2,347 |
| Acres | 0.12 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|------------------------|
| Address | 35 Cranarch Terrace Se |
| Subdivision | Cranston |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3M1Z1 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Recreation Party Room, Recreation Cen |
| Features | No neighbours behind, No Sr |
| Parking Spaces | 4 |
| Parking | Attached Garage |
| # of Garages | 2 |

Interior

| | |
|-----------------|--|
| Appliances | Washer, Refrigerator, Dishwa Garage door opener |
| Heating | Forced air |
| Cooling | Central air conditioning |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 2 |

Exterior

| | |
|-------------------|-------------------------|
| Exterior | Composite Siding, Stone |
| Exterior Features | Landscaped |
| Foundation | Poured Concrete |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 7:32am PDT