

\$879,900 - 233 Cranarch Common Se, Calgary

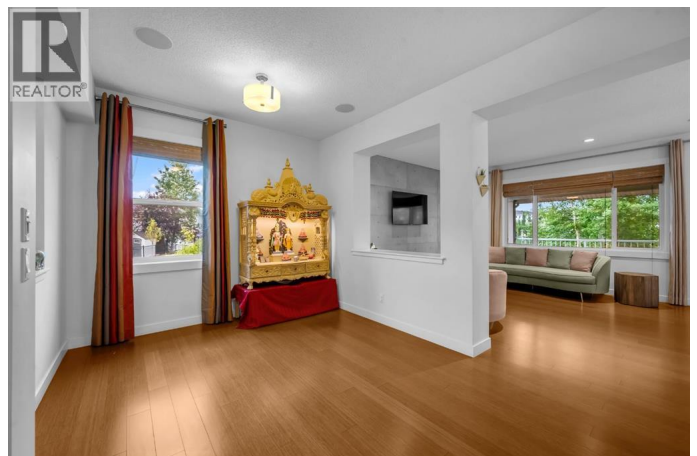
MLS® #A2261633

\$879,900

3 Bedroom, 3.00 Bathroom, 2,362 sqft
Single Family on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to 233 Cranarch Common SE—where modern sustainability meets elevated style in one of Calgary’s most desirable communities. This former show home is a standout corner-lot property in Cranston, offering exceptional curb appeal with its EIFS stucco exterior and a host of thoughtful upgrades throughout. Designed for future-ready living, this net-zero home features triple-pane windows and rooftop solar panels that make it up to 90% more energy-efficient than the average home in the area, delivering substantial savings and year-round comfort. Inside, the sunlit open-concept layout flows seamlessly from the upgraded kitchen—with quartz countertops, stainless-steel appliances, and a walk-through pantry—to the spacious living and dining areas, all framed by serene park views. Step outside to your private, xeriscaped Zen backyard—an entertainer’s dream and a peaceful retreat with a developed deck perfect for relaxing or hosting. Upstairs, the generous primary suite offers two walk-in closets and a spa-inspired ensuite with dual sinks, a deep soaking tub, and a separate shower. Two additional bedrooms, a full bath, and a bonus room wired for surround sound provide ample space for family, guests, or work-from-home flexibility. The finished basement adds even more versatility, ideal for a gym, playroom, office, or media lounge. With direct access to Cranston Ridge’s scenic trails and mountain views, plus proximity to South Health Campus, Seton



YMCA, top schools, and shopping, this location blends tranquility with convenience. And with the Green Line LRT under construction, your investment here is poised to grow. Whether you're a growing family, professional couple, or savvy investor, this is your chance to own a high-performance home that's built for comfort, connection, and long-term value. Don't miss out—book your showing today and experience the future of living at 233 Cranarch Common SE. (id:6289)

Built in 2011

Essential Information

Listing #	A2261633
Price	\$879,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,362
Acres	0.11
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	233 Cranarch Common Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M1M3

Amenities

Amenities	Park, Playground, Shopping
Features	See remarks, Other, No Animal Home, No Smoking Home, Parking
Parking Spaces	5
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water purifier, Water softener, Range - Gas, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	See Remarks, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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