

\$1,350,000 - 35 Cranarch Rise Se, Calgary

MLS® #A2200101

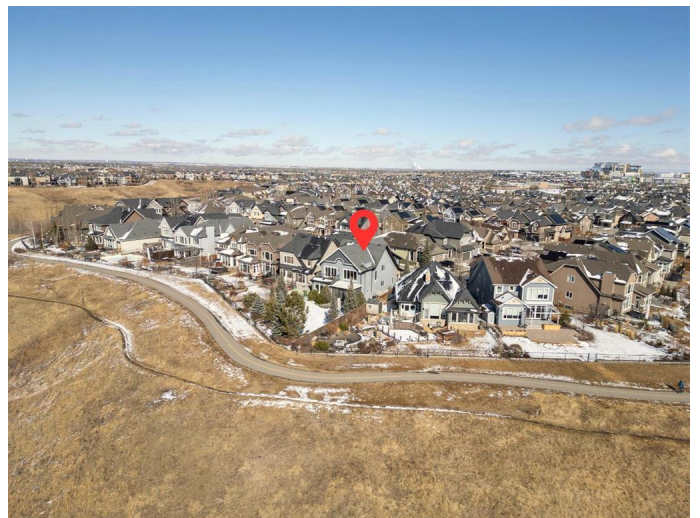
\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,888 sqft

Residential on 0.17 Acres

Cranston, Calgary, Alberta

Youâ€™ve been searching for the perfect homeâ€”one that truly checks all the boxes. Well, this is it. Imagine waking up every morning to breathtaking mountain and river valley views, knowing youâ€™re living in a space designed to match the lifestyle youâ€™ve been working toward. This fully upgraded Baywest home, perched on the ridge, offers 2,887 square feet of thoughtfully designed living space, featuring elegant wide-plank ash hardwood, striking large-format marble tiles, and premium granite and quartz countertops throughout. The main floor blends style with functionality, featuring a spacious office, a convenient laundry room, and a well-designed mudroom with built-in storageâ€”keeping everything organized and within reach. The inviting living room, complete with a cozy gas fireplace, seamlessly flows into a chefâ€™s dream kitchen. Outfitted with top-of-the-line stainless steel appliances, a walk-through pantry, and an open dining area surrounded by windows, itâ€™s a space designed for both culinary creativity and connection. Step outside onto the screened, covered deckâ€”a peaceful retreat to enjoy your morning coffee while soaking in the stunning views. Upstairs, the oversized primary suite is nothing short of a sanctuary, featuring a spa-inspired ensuite, a dedicated makeup desk, and a massive walk-in closet. Two additional spacious bedrooms, each with generous closet space, provide a comfortable retreat for family or guests. The second-floor



family room and balcony add a true
• factor, offering stunning views
and a relaxing space to unwind. The fully
developed basement extends the home's
versatility, featuring a large rec room with a
built-in bar, a dedicated gym, and a fourth
bedroom with a spacious closet—perfect for
guests or additional family members. A full
bathroom completes this impressive lower
level. Step outside to a professionally
landscaped, low-maintenance yard designed
for both relaxation and entertainment. Whether
you're perfecting your short game on the
putting green, enjoying the premium artificial
turf, or hosting summer gatherings on the
dedicated patio dining space, this backyard is
built for effortless enjoyment. This home also
boasts extensive upgrades, including two air
conditioning units, gemstone exterior lighting,
a new garburator, a central vacuum system, a
newly installed garage door motor
(December), and a sump pump with a
warranty for peace of mind. With a double
attached garage and easy access to
Cranston's top-tier amenities, scenic
parks, pathways, and the Bow River, this
isn't just a house—it's the lifestyle
you've been waiting for.
Don't miss this rare
opportunity—schedule your private viewing
today!

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200101 |
| Price | \$1,350,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,888 |

| | |
|------------|-------------|
| Acres | 0.17 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 35 Cranarch Rise Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1M3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Clubhouse, Playground |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Garburator |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |

| | |
|--------------|------------------------------|
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 40 |
| Zoning | R-G |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

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

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