

# \$1,325,000 - 39 Cranarch Terrace Se, Calgary

MLS® #A2227920

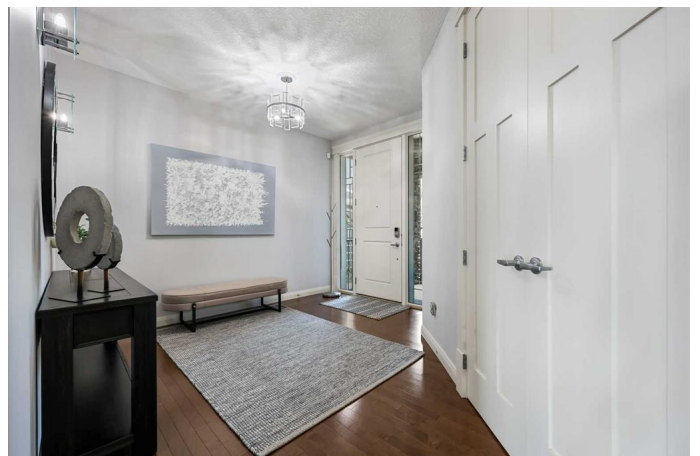
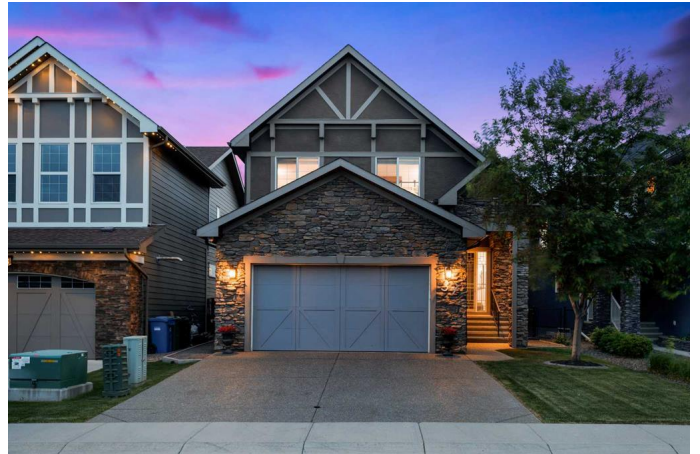
**\$1,325,000**

5 Bedroom, 4.00 Bathroom, 2,844 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to your dream home perched on the ridge in the highly sought-after community of Cranston. This luxurious residence is the perfect blend of elegance, comfort, and functionality. From the moment you arrive, the striking curb appeal impresses with stone arch accents and an aggregate driveway that leads you into a large yet inviting entryway. Inside, the open-concept main level draws your eye immediately to the breathtaking, unobstructed mountain views through expansive, floor-to-ceiling windows. The heart of the home is the chef-inspired kitchen, featuring a massive island, sleek quartz countertops, built-in appliances, and a spacious corner pantry—truly a dream for entertainers and culinary enthusiasts alike. A double-sided stone fireplace anchors the main living space, offering warmth and ambiance between the kitchen and cozy family room. Step outside to your west-facing cedar deck, where you can enjoy full sun, take shade under the retractable awning, or gather around the outdoor fireplace to watch spectacular sunsets. Back inside, the main level includes a den ideal for a home office setup. Upstairs, a generous bonus room sets the stage for movie nights, while the spa-like primary retreat offers the ultimate escape after a long day. Three additional bedrooms and a 5-piece main bath with dual sinks ensure space and convenience for the whole family. The fully developed basement extends your living space with a 5th bedroom for guests, a large recreational area



for kids or entertaining, and tons of built-in storage. And for the car enthusiast? The oversized double attached garage is a showstopperâ€”featuring epoxy flooring and hot/cold water tap, plus roughed-in plumbing for future heating. Stay cool all summer long with two central A/C units offering year-round climate control. Located just minutes from schools, walking paths, and local shopping, this Cranston gem also offers quick access to both Stoney Trail and Deerfoot Trail. Best of all, this home is set up for high security, providing homeowners with a true sense of safety and peace of mind in their own sanctuary.

Built in 2014

### Essential Information

MLS® #	A2227920
Price	\$1,325,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,844
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	39 Cranarch Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z1

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Faces Front, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Dryer, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.