

\$1,125,000 - 35 Cranarch Terrace Se, Calgary

MLS® #A2260061

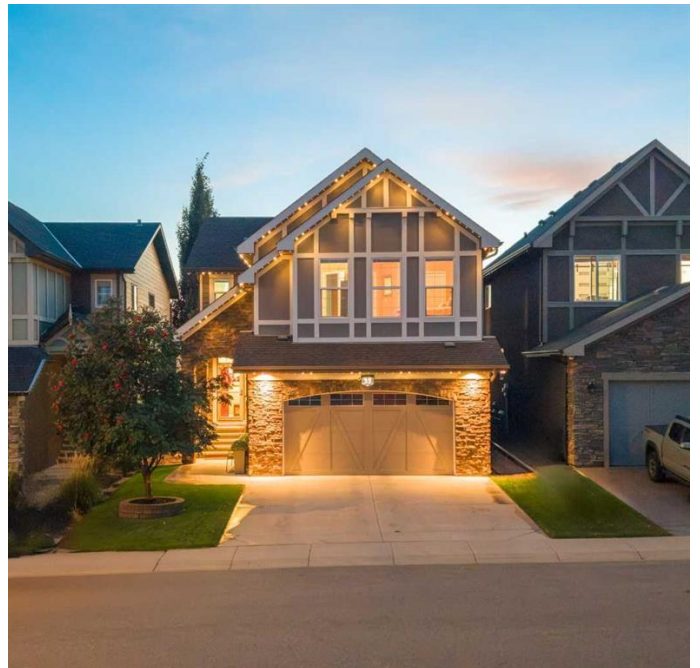
\$1,125,000

3 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential 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!

Built in 2013

Essential Information

MLS® #	A2260061
Price	\$1,125,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,347
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Cranarch Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province Alberta
Postal Code T3M 1Z1

Amenities

Amenities Clubhouse, Community Garden, Pool Facilities, Game Court Interior
Parking Spaces 4
Parking Double Garage Attached
of Garages 2



Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard, Other
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind
Roof Asphalt Shingle
Construction Composite Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2025
Days on Market 5
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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.