

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

MLS® #A2200101

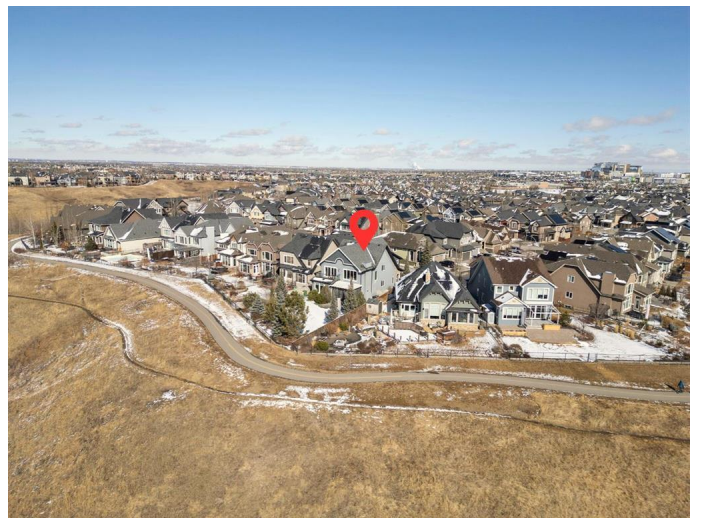
**\$1,350,000**

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 "wow" 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 garbage disposal, 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	Playground, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Built-In Oven, Garburator, Range Hood, Water Softener
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, Lawn, No Neighbours Behind, Private, Cul-De-Sac
Roof	Asphalt Shingle

Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	47
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.