

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

MLS® #A2227920

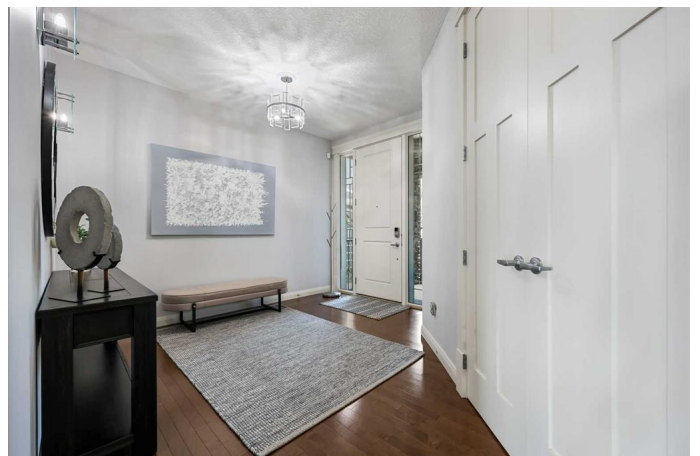
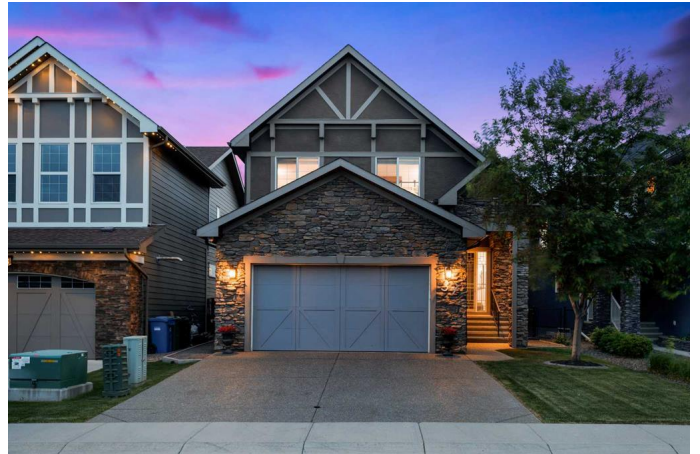
\$1,325,000

5 Bedroom, 4.00 Bathroom, 2,844 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

*** OPEN HOUSE Sat Jun 7, 2025 2pm â€“ 4pm *** 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 pantryâ€”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 Double Garage Attached, Garage Faces Front, Insulated, Oversized, Aggregate
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 2
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

Listing Details

Listing Office Greater Property Group

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