

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

MLS® #A2260061

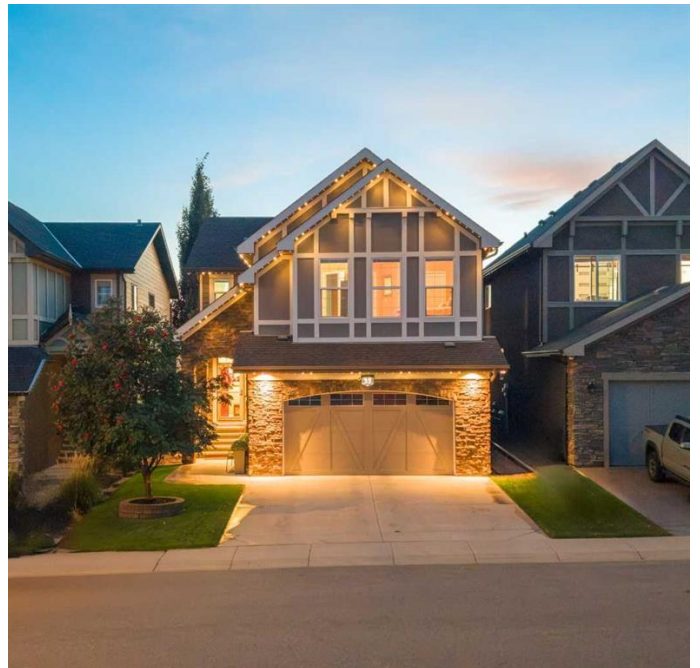
**\$1,125,000**

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 1  
Zoning R-G  
HOA Fees 190  
HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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