

\$899,900 - 28 Cranarch Manor Se, Calgary

MLS® #A2260515

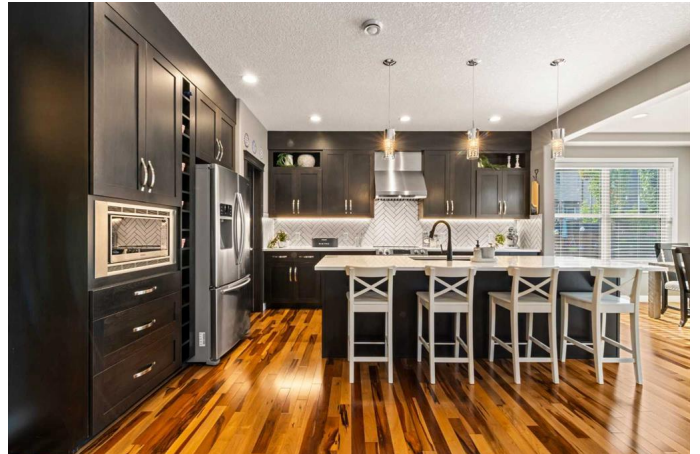
\$899,900

4 Bedroom, 4.00 Bathroom, 2,231 sqft

Residential on 0.14 Acres

Cranston, Calgary, Alberta

Check out the virtual tour! OPEN HOUSE: October 5, 12-4 PM. Join us for a light lunch and refreshments! Fully upgraded (over \$200k), move-in ready family/executive smart home on a rare oversized quiet cul-de-sac lot in Cranston! Original owners show pride of ownership with this Cardel Beaufort Tudor-style home, which features over 3,212 SF of usable space, including 4 bedrooms (with a potential 5th bedroom option in the basement) and 3.5 bathrooms. As you step inside, you'll find 9-foot ceilings on the main floor and basement, accompanied by a knockdown textured ceiling with custom tray ceiling details in the foyer and dining area. The home is adorned with high-end finishes, from the exotic Brazilian hardwood flooring, oversized tile and inlay work, to the custom theatre family room (17' x 13'), complete with a 104" projector screen! The modern kitchen is a showstopper, featuring upgraded kitchen cabinetry (wine rack, pot drawer sets, full-height crown moulding), new Chantilly quartz countertops, a full-height herringbone backsplash, under-cabinet LED dimmer lights, and premium stainless steel appliances, complete with an oversized hood fan. The extra-large venting windows allow ample natural light to enter the living room, which features a modern recessed gas fireplace with a stacked stone surround. The main floor office or flex room features French Doors that complete the main floor. Upstairs, the



oversized primary bedroom retreat features a 5-piece ensuite, complete with granite double sinks, a soaker tub, a pebble mosaic shower, 10mm shower glass, a bench seat, upgraded plumbing, and a walk-in closet. The bedrooms are well-sized, and three of them have walk-in closets! The builder finished the basement, continuing the high-quality downstairs to the versatile cork-floored recreational room, sitting room, 4-piece bathroom, and an additional fourth bedroom. Even the utility room shines with a newer furnace and humidifier (2021), as well as a 75 Gallon Hot Water Tank. With upgraded lighting, painting, finishing, plumbing, and hardware throughout, there are too many upgrades to list! Outside, you have over \$100k in professional landscaping that is maintenance-free, featuring acrylic stucco, hardiboard, and stone, as well as patio pavers, trees, shrubs, an oversized deck with a gas BBQ line, irrigation, exposed aggregate driveway/steps, and air conditioning. Not to mention an 8-foot-tall garage door! This home truly has it all. For more information, check out the supplements, and visit us in person to explore your next home before it is gone!

Built in 2012

Essential Information

MLS® #	A2260515
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,231
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	28 Cranarch Manor Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1L8

Amenities

Amenities	Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Aggregate, Garage Door Opener
# of Garages	2

Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Humidifier, Microwave, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage, Permeable Paving
Lot Description	City Lot, Cul-De-Sac, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Many Trees, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 29th, 2025
Days on Market 1
Zoning R-G
HOA Fees 191
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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