

\$1,049,000 - 35 Cranarch Terrace Se, Calgary

MLS® #A2270220

\$1,049,000

3 Bedroom, 3.00 Bathroom, 2,347 sqft

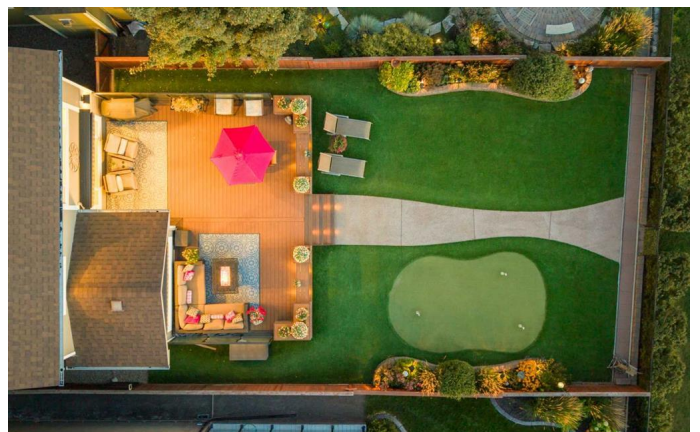
Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to 35 Cranarch Terrace SE, an EXECUTIVE RESIDENCE located in the highly sought-after community of CRANSTON. Perfectly positioned along CRANSTON'S RIDGE, this stunning home captures BREATHTAKING, UNOBSTRUCTED VIEWS of the BOW RIVER VALLEY, FISH CREEK PARK, and the ROCKY MOUNTAINS. With DIRECT ACCESS TO WALKING AND BIKING TRAILS, it provides the perfect balance of NATURAL SERENITY AND URBAN CONVENIENCE.

Step inside to discover a BRIGHT, OPEN-CONCEPT FLOOR PLAN designed to emphasize SPACE, LIGHT, AND COMFORT. The main level features SOARING CEILINGS and EXPANSIVE WINDOWS that frame the panoramic views. The warm and inviting LIVING ROOM centers around a GAS FIREPLACE, creating a cozy yet sophisticated atmosphere.

The CHEF-INSPIRED KITCHEN combines functionality with modern elegance. It includes GRANITE COUNTERTOPS, RICH CABINETRY, a LARGE CENTRAL ISLAND, STAINLESS STEEL APPLIANCES, and a SPACIOUS WALK-THROUGH PANTRY featuring a BUILT-IN DOG DOOR that connects conveniently to the MUDROOM AND GARAGE. A dedicated MAIN FLOOR OFFICE provides a quiet workspace, while the DINING AREA opens onto a LARGE,



LOW-MAINTENANCE DECK”perfect for morning coffee or watching evening sunsets.

Upstairs, the PRIMARY SUITE offers a true retreat with a SPA-LIKE ENSUITE featuring DUAL SINKS, a WALK-IN CLOSET WITH BUILT-IN SHELVING, a MI-BERRY SPA HOT TUB, and a SEPARATE SHOWER and HEATED TILES. Two additional SPACIOUS BEDROOMS, a FULL BATHROOM, and a VERSATILE BONUS ROOM provide ample space for family and guests. The UPPER-LEVEL LAUNDRY includes CUSTOM CABINETRY and a BUILT-IN DRYING RACK for everyday convenience.

The BACKYARD is designed for YEAR-ROUND ENJOYMENT with PROFESSIONAL LANDSCAPING, an EXTRA-LARGE COMPOSITE DECK WITH GLASS PRIVACY PANELS, ARTIFICIAL TURF, and a PRIVATE PUTTING GREEN, offering a LOW-MAINTENANCE, FUN OUTDOOR LIFESTYLE.

Additional highlights include an OVERSIZED HEATED DOUBLE ATTACHED GARAGE equipped with GLADIATOR CABINETS, a WORKBENCH WITH MATCHING FRIDGE, and CENTRAL AIR CONDITIONING throughout the home with a water softener system.

Situated on a QUIET, FAMILY-FRIENDLY STREET, this property offers easy access to SCHOOLS, SHOPPING, RESTAURANTS, the SOUTH HEALTH CAMPUS HOSPITAL, and major roadways. With its SPECTACULAR VIEWS, ELEGANT FINISHES, and THOUGHTFUL DESIGN, 35 Cranarch Terrace SE is more than just a home—it’s a LIFESTYLE. Schedule your private showing today.

Built in 2013

Essential Information

MLS® #	A2270220
Price	\$1,049,000
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	Playground, Recreation Facilities
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

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	November 12th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.