

# \$1,230,000 - 101 Cranarch Common Se, Calgary

MLS® #A2217055

**\$1,230,000**

5 Bedroom, 4.00 Bathroom, 2,373 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

This immaculate home boasts views from the Cranston Ridge which are second to none! Situated on a professionally landscaped and spacious lot, this home offers a discriminating buyer an opportunity to own a well designed home with a total of 5 bedrooms. Enjoy your mountain view and gorgeous sunsets to the west while relaxing on the deck or interlocking brick patio. Your home is an extension of you; it speaks of your style, your personality & what's important to you. This amazing family focused home is a testament to self-improvement, efficiency, integrity & most of all your family. Carefully built on the precipice of elegance, this rare, Cranston Ridge estate home is the prime example of lot utilization and displays the hallmark of quality. Immediately evident is the purpose driven design seen through the open family room, dining nook, home office & kitchen all connected by an open design highlighted by a floor to ceiling fireplace in the living room that is accented by windows that extend two full floors highlighting a view that is meant for a postcard. There were no compromises in the design of this home including rich millwork, outstanding kitchen with full height white cabinets, a walkthrough pantry, oversized double garage, fully finished basement with two additional large bedrooms, and the cozy owner's suite with an ensuite bath that will take you into a relaxed state just like your favorite spa. The backyard is professionally landscaped with a deck and interlocking brick



patio that is so perfect for your family BBQâ€™s this summer. If you dream of entertaining in a home that's a testament to your personality & success, if your family deserves only the best, and if inviting everyone over to take in this spectacular view while enjoy the walking paths this summer excites youâ€™!â€™. then this home might be your home.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217055    |
| Price          | \$1,230,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,373       |
| Acres          | 0.15        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 101 Cranarch Common Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 1M1                |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Clubhouse, Recreation Facilities                  |
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door |

|              |  |
|--------------|--|
|              | Opener, Garage Faces Front, Insulated, Oversized |
| # of Garages | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                       |
| Heating           | Central, High Efficiency, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, See Remarks, Tile   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Street Lighting, Views, Greenbelt, Interior Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 68            |
| Zoning         | R-G           |
| HOA Fees       | 190           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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