

# \$799,900 - 35 Cranarch Circle Se, Calgary

MLS® #A2234480

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,213 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

**\*\*Open House Saturday Sept 6th 11am-1pm\*\***

**IMMEDIATE POSSESSION POSSIBLE!** Turn the key and step into a life of luxury in this show-stopping Cranston estate home—perfectly positioned with no neighbors behind, the view is a 2.8 Hectare private park with splash park, ice rink, tennis/pickleball courts & a private residents center - Century Hall. Steps from breathtaking mountain pathways, shopping & schools this home blends elegance with everyday magic. Inside, matte-finish hardwood sets the stage while sunlight pours through oversized windows, dancing across every designer detail. The chef's kitchen is pure seduction—full-height custom cabinetry, sleek built-in pantry shelving, glistening granite counters, a massive party-ready island, and an electric range with gas hookup just begging for a gourmet upgrade. The dining space is made for laughter and lingering, flowing into a sun-drenched living room anchored by a statement gas fireplace. Upstairs, the bonus room is your playground—Netflix marathons, stylish lounge, or game-night central. The primary suite? A private escape with park views, a dramatic tray ceiling, walk-in closet, and a spa-inspired ensuite where dual vanities, a deep soaker tub, and an oversized glass shower invite total indulgence. Two more dreamy bedrooms are perfect for family, guests, or your ultimate home office. Downstairs, the fully finished basement delivers serious bonus living—a



surround-sound-ready rec room, a fourth bedroom, full bath, and generous storage. Add in 9-ft basement ceilings, central A/C, and upper-level laundry for everyday ease. Beyond your backyard, the exclusive Cranston Residents Association private park tempts you with a splash park, skating rink, tennis and basketball courtsâ€”just steps from your door. This isnâ€™t just a homeâ€”itâ€™s the lifestyle upgrade youâ€™ve been waiting for. Book your private tour and make it yours now!

Built in 2011

**Essential Information**

MLS® #	A2234480
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,213
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	35 Cranarch Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S3

**Amenities**

Amenities	Clubhouse
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Granite Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Stove
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	70
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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