# \$1,350,000 - 35 Cranarch Rise Se, Calgary

MLS® #A2200101

## \$1,350,000

4 Bedroom, 4.00 Bathroom, 2,888 sqft Residential on 0.17 Acres

Cranston, Calgary, Alberta

You've been searching for the perfect homeâ€"one that truly checks all the boxes. Well, this is it. Imagine waking up every morning to breathtaking mountain and river valley views, knowing you're living in a space designed to match the lifestyle you've been working toward. This fully upgraded Baywest home, perched on the ridge, offers 2,887 square feet of thoughtfully designed living space, featuring elegant wide-plank ash hardwood, striking large-format marble tiles, and premium granite and quartz countertops throughout. The main floor blends style with functionality, featuring a spacious office, a convenient laundry room, and a well-designed mudroom with built-in storageâ€"keeping everything organized and within reach. The inviting living room, complete with a cozy gas fireplace, seamlessly flows into a chef's dream kitchen. Outfitted with top-of-the-line stainless steel appliances, a walk-through pantry, and an open dining area surrounded by windows, it's a space designed for both culinary creativity and connection. Step outside onto the screened, covered deckâ€"a peaceful retreat to enjoy your morning coffee while soaking in the stunning views. Upstairs, the oversized primary suite is nothing short of a sanctuary, featuring a spa-inspired ensuite, a dedicated makeup desk, and a massive walk-in closet. Two additional spacious bedrooms, each with generous closet space, provide a comfortable retreat for family or guests. The second-floor







family room and balcony add a true "wow― factor, offering stunning views and a relaxing space to unwind. The fully developed basement extends the home's versatility, featuring a large rec room with a built-in bar, a dedicated gym, and a fourth bedroom with a spacious closetâ€"perfect for guests or additional family members. A full bathroom completes this impressive lower level. Step outside to a professionally landscaped, low-maintenance yard designed for both relaxation and entertainment. Whether you're perfecting your short game on the putting green, enjoying the premium artificial turf, or hosting summer gatherings on the dedicated patio dining space, this backyard is built for effortless enjoyment. This home also boasts extensive upgrades, including two air conditioning units, gemstone exterior lighting, a new garburator, a central vacuum system, a newly installed garage door motor (December), and a sump pump with a warranty for peace of mind. With a double attached garage and easy access to Cranston's top-tier amenities, scenic parks, pathways, and the Bow River, this isn't just a houseâ€"it's the lifestyle you've been waiting for. Don't miss this rare opportunityâ€"schedule your private viewing today!

Built in 2012

## **Essential Information**

MLS® # A2200101
Price \$1,350,000
Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1
Square Footage 2,888

Acres 0.17 Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 35 Cranarch Rise Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1M3

#### **Amenities**

Amenities Clubhouse, Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

Garage Control(s), Garburator, Induction Cooktop, Microwave, Range

Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours

Behind, Private

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 11th, 2025

Days on Market 24

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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