

# \$1,890,000 - 80 Cranarch Heights Se, Calgary

MLS® #A2207807

**\$1,890,000**

5 Bedroom, 4.00 Bathroom, 3,814 sqft

Residential on 0.19 Acres

Cranston, Calgary, Alberta

OPEN HOUSE: Sunday August 24, from 12:00-3:00pm. Nestled on the ridge in Cranston, this remarkable executive two-storey estate home epitomizes timeless elegance, seamlessly blending classic design with refined craftsmanship. Designed to capture breathtaking valley views, this residence boasts soaring two-storey ceilings, rich hardwood floors, & expansive windows. To the right of the grand entrance, a bright corner office with large windows provides the perfect workspace, overlooking the charming front street. To the left, a spacious mudroom/laundry area, & powder room that add functionality & convenience. At the heart of the home, the formal dining room offers a warm & inviting space where family & friends can gather around a harvest table. Just beyond, French doors lead to a deck that overlooks the beautifully landscaped southwest-facing backyard, with serene bow river and mountain views. The living room exudes warmth & character, centered around a striking stone-faced gas fireplace with an elegant wood mantel. Adjacent to this, a second dining area & family room seamlessly flow into the stunning chef's kitchen. Designed for both beauty & function, the kitchen boasts richly stained cabinetry with crown molding, a glossy tile backsplash, premium stainless steel appliances—including a gas cooktop—granite countertops, a walk-in pantry, & a large centre island with a breakfast



bar & under mount sink. Ascending the grand staircase, youâ€™ll find a full five pc bath, three generously sized bedrooms and the expansive primary suite that is a true sanctuary, complete with a custom walk-in closet & a luxurious ensuite featuring heated floors, a jetted tub, separate steam shower, & a dual vanity. Downstairs, the fully finished walk-out basement offers in-floor heat, a 5th bedroom & full bath that provides a private retreat for guests; a wet bar-equipped rec room that is perfection for additional living space & a theater room that provides unforgettable movie nights. For those seeking additional flexibility, this home features a separate exterior entrance, along with two furnaces & two hot water tanks, offering the potential to complete a secondary suite with the proper city approval. Outside, the triple-attached garage offers more than just parkingâ€”it provides an ideal space for hobbyists, or weekend projects. Residents of Cranston enjoy exclusive access to Century Hall, a private community facility offering year-round recreational activities, including a splash park, skating rink, tennis courts, & a variety of community programs. Outdoor enthusiasts will love the miles of walking & biking trails that weave through the neighbourhood, connecting directly to the breathtaking expanse of Fish Creek Park. Convenient shopping & dining options at Cranston Market are just minutes away, while the nearby Seton Urban District offers additional amenities, including the YMCA, South Health Campus, shopping, restaurants & a Cineplex theatre. This exquisite ridge retreat has all you need!

Built in 2012

## **Essential Information**

MLS® #

A2207807

Price	\$1,890,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,814
Acres	0.19
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	80 Cranarch Heights Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0V6

### Amenities

Amenities	Clubhouse, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	5
Parking	Front Drive, Garage Faces Front, Insulated, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Built-In Oven, Gas Cooktop
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Street Lighting, Close to Clubhouse, Interior Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	142
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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