

# \$1,235,000 - 79 Cranarch Terrace Se, Calgary

MLS® #A2249922

**\$1,235,000**

4 Bedroom, 5.00 Bathroom, 2,605 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Perched on the ridge in Cranston, this exceptional home combines luxury, functionality, and some of the best views Calgary has to offer.

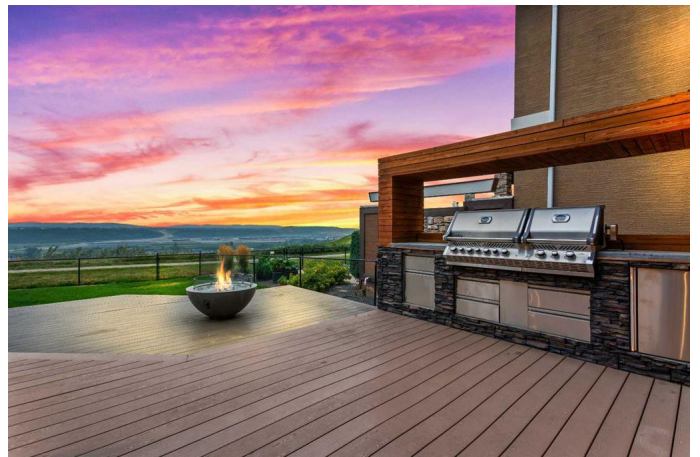
With a west-facing backyard overlooking the Bow River and the Rocky Mountains, you'll enjoy breathtaking sunsets year-round. The expansive outdoor living space is a true entertainer's dream, featuring a large deck and a built-in outdoor kitchen, perfect for gatherings with family and friends.

Inside, the thoughtful design continues. The main level offers a private office, custom built-ins in both the mud room and pantry, and a spacious open-concept layout filled with natural light. The home boasts 4 bedrooms, bonus room, 4 full bathrooms, and a half bath, ensuring comfort for family and guests alike.

The primary suite is a true retreat, with west-facing windows, a luxurious 5-piece ensuite, and a walk-in closet.

The fully developed basement is built for entertaining, complete with a wet bar and dual wine fridges, as well as an additional bedroom and bathroom.

Upgrades are found throughout the home, including 8-foot doors, built-in speakers, central air conditioning, and a tankless hot



water system. A double attached front garage adds convenience to this beautifully finished property.

This home seamlessly blends elegance, convenience, and location – steps from pathways, parks, and Cranston’s vibrant amenities – while offering the rare privilege of ridge-top living with panoramic river and mountain views.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249922    |
| Price          | \$1,235,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,605       |
| Acres          | 0.12        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 79 Cranarch Terrace Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 1Z1                |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, Soaking Tub                             |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, See Remarks |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 34                   |
| Zoning         | R-G                  |
| HOA Fees       | 190                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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