

\$859,900 - 228 Cranarch Crescent Se, Calgary

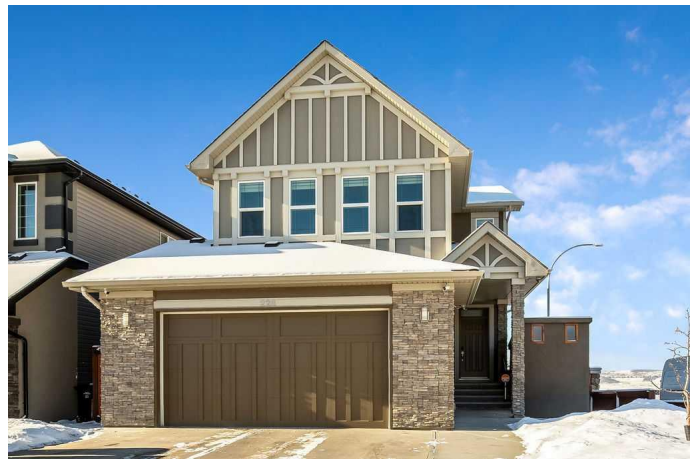
MLS® #A2194186

\$859,900

4 Bedroom, 4.00 Bathroom, 2,164 sqft
Residential on 0.13 Acres

Cranston, Calgary, Alberta

Imagine waking up every morning to UNOBSTRUCTED MOUNTAIN VIEWS, sipping coffee on your spacious west-facing deck, and ending your day with a breathtaking sunset. With no direct backyard neighbors and a very quiet road separating you from the scenic Cranston Ridge, you'll enjoy both privacy and stunning views. Move-in-ready 4-bedroom masterpiece with over 3,000 SF of fully developed living space on a coveted west-facing corner lot. Enjoy breathtaking views and spectacular sunsets from your expansive two-tier deck and luxurious primary suite. Inside, you'll find 9-foot main ceilings, engineered hardwood floors, and open-concept layout BEAMING WITH NATURAL LIGHT. Chef's kitchen features rich espresso cabinetry, a gas stove, gleaming granite counters, and a spacious island—perfect for hosting gatherings. A huge corner pantry with custom shelving provides exceptional storage, keeping everything organized and easily within reach. The inviting living room, featuring a warm fireplace, seamlessly flows into the spacious dining area, creating the perfect setting for effortless entertaining. Upstairs, a HUGE BONUS ROOM is perfect for movie nights or family hangouts, while the primary retreat pampers you with a walk-in closet and spa-like ensuite featuring double vanities, deep soaker tub, and rainfall shower. Two additional generously sized bedrooms and convenient upper-level laundry make family living a breeze. The



developed basement is designed for style and functionality, featuring luxury vinyl flooring and sunshine windows that fill the space with natural light. This bright and inviting level offers a spacious family room, kitchenette, fourth bedroom, and full bathroom ideal for guests, in-laws, teens, or mother-in-law suite(illegal). The huge west-facing backyard and deck are perfect for BBQs, morning coffee, or unwinding after a long day. Kids will love the playground equipment, you'll love the enclosed under-deck storage. Cranston offers community programs, fitness classes, a skating rink, tobogganing hill, splash park, tennis, and basketball. Loaded with premium upgrades, including: Fully wrapped HardieBoard exterior, OVERSIZED HEATED GARAGE, extended concrete driveway, Oversized A/C, Composite decking, 30-year roof shingles (2023), Oversized 75-gallon HWT (2023), Exceptional storage with custom shelving, Spray-foamed basement walls, Insulated subfloor, Hunter Douglas blinds, Cedar flower beds, Hot and cold water in garage, RI for backyard hot tub, Freshly painted and brand-new carpets. Nestled in an incredible location, this home offers the perfect blend of luxury, comfort, and stunning scenery. Easy access to schools, playgrounds, shopping, South Health Campus, scenic walking trails, and major roadwaysâ€”everything you need just minutes away. WOW- The complete package; fully upgraded, impeccably maintained, PRICED TO SELL AND 100% MOVE-IN READY! Special offers: Seller Says Buy This House, And We'll Buy Yours*. Homes For Heroes Program*. (Terms / Conditions apply).

Built in 2014

Essential Information

MLS® #

A2194186

Price	\$859,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,164
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	228 Cranarch Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J2

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Back Yard, Corner Lot, Front Yard, Garden, No Neighbours Behind, See Remarks

Roof Asphalt Shingle

Construction Composite Siding, Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 13th, 2025

Days on Market 28

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

Listing Details

Listing Office Greater Property Group

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