

# \$1,960,000 - 80 Cranarch Heights Se, Calgary

MLS® #A2207807

**\$1,960,000**

5 Bedroom, 4.00 Bathroom, 3,814 sqft  
Residential on 0.19 Acres

Cranston, Calgary, Alberta

\*Open house Sat April 5 & Sun Apr 6, 2-4pm\*

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 & undermount 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	\$1,960,000
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, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
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 Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, Irregular Lot, Landscaped, Private, Street Lighting, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	CIR Realty
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