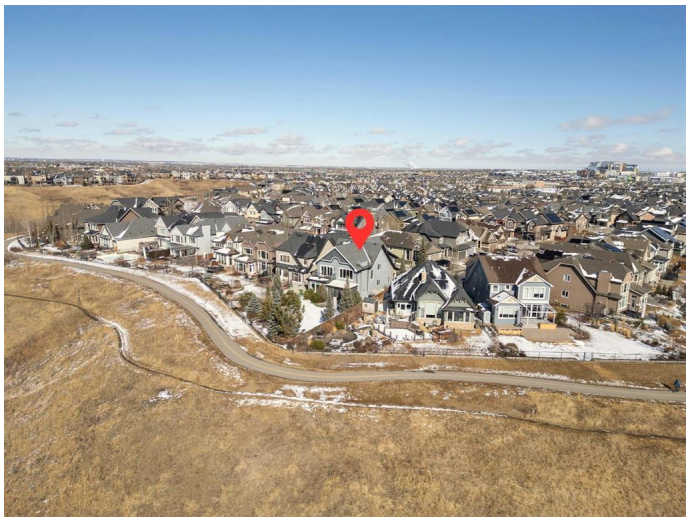
$1,350,000 - 35 Cranarch Rise Se, Calgary

MLS® #A2200101

$1,350,000
4 Bedroom, 4.00 Bathroom, 2,888 sqft
Residential on 0.17 Acres

Cranston, Calgary, Alberta



Youâ€™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 youâ€™re living in a space designed to match the lifestyle youâ€™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 chefâ€™s dream kitchen. Outfitted with top-of-the-line stainless steel appliances, a walk-through pantry, and an open dining area surrounded by windows, itâ€™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 â€œwowâ€• factor, offering stunning views and a relaxing space to unwind. The fully developed basement extends the homeâ€™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 Cranstonâ€™s top-tier amenities, scenic parks, pathways, and the Bow River, this isnâ€™t just a houseâ€”itâ€™s the lifestyle youâ€™ve been waiting for.
Donâ€™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	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Garburator, Induction Cooktop
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, Private, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	98
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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