

\$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 | 141 |
| Zoning | R-G |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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