

\$1,549,000 - 239 Cranarch Circle Se, Calgary

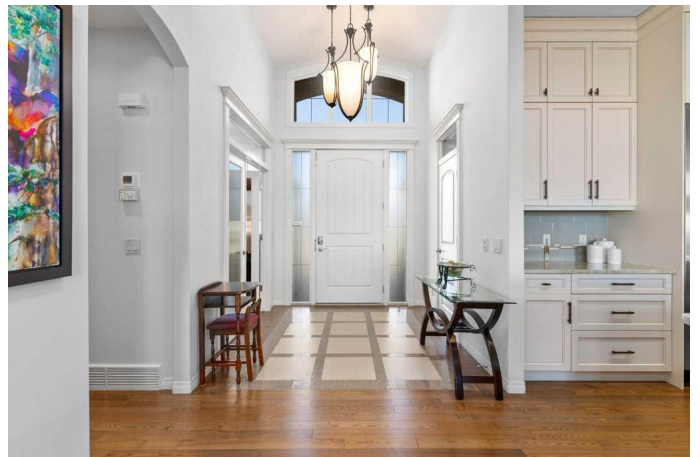
MLS® #A2202342

\$1,549,000

3 Bedroom, 3.00 Bathroom, 1,898 sqft
Residential on 0.19 Acres

Cranston, Calgary, Alberta

Nestled on the prestigious Ridge in Cranston, this custom-built executive walk-out bungalow offers stunning unobstructed, panoramic views of the mountains and river, making it a truly exceptional property! Boasting over 3100 sq. ft of beautifully developed living space, this home features a spacious oversized triple attached garage. Upon entering, you'll be greeted by a welcoming foyer and an array of high-end finishes throughout the main level. The front office/den is ideal for a home office or quiet retreat. The gourmet kitchen is a chef's dream, showcasing granite countertops, custom extra-height cabinetry, a large centre island, premium appliances, and a generous pantry. The bright and airy living room is anchored by a floor-to-ceiling tiled fireplace and oversized windows that provide breathtaking views to the west. The dining area opens to a large 23' deck, perfect for morning coffee or evening gatherings. The luxurious master suite is conveniently located off the main living space and features a spa-like 5-piece ensuite with a steam shower, jetted soaker tub, dual vanities, and in-floor heating, along with an expansive walk-in closet. The home also includes a half bath on the main, a conveniently located laundry room, mud room, and direct access to the garage finished with epoxy flooring. Downstairs, you'll find two generously sized bedrooms, a 4-piece bath, and a versatile office/hobby room. The expansive family room includes a second fireplace, a wet bar with a wine fridge,



and plenty of space for entertaining. The large utility room offers ample storage. The professionally landscaped backyard features a covered patio off the family room, offering a peaceful setting to enjoy the river and valley views with the southwest exposure. The quality of construction is evident throughout the home, with 10-foot ceilings, triple-pane windows, custom built-ins, in-floor heating, central A/C, and gemstone lighting that adds a touch of ambiance. Situated in a quiet, nature-surrounded community, this home is just minutes from Calgary's South Health Campus, Seton shopping center, and various amenities. With easy access to Deerfoot Trail and Stoney Trail, this home offers the perfect combination of luxury, convenience, and tranquility.

Built in 2011

Essential Information

MLS® #	A2202342
Price	\$1,549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,898
Acres	0.19
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	239 Cranarch Circle Se
Subdivision	Cranston
City	Calgary

County Calgary
Province Alberta
Postal Code T3M 0S4

Amenities

Amenities Clubhouse, Other, Park, Playground
Parking Spaces 6
Parking Triple Garage Attached
of Garages 3

Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Warming Drawer
Heating Boiler, In Floor, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Tile, Recreation Room
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Garden
Lot Description Backs on to Park/Green Space, Pie Shaped Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025
Days on Market 22
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

Listing Details

Listing Office

RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.