

# \$1,936,000 - 80 Cranarch Heights Se, Calgary

MLS® #A2207807

**\$1,936,000**

5 Bedroom, 4.00 Bathroom, 3,814 sqft

Residential on 0.19 Acres

Cranston, Calgary, Alberta

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	\$1,936,000

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	Triple Garage Attached, Front Drive, Garage Faces Front, Insulated
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Sound, Crown Molding, Granite Counters
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, 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	Finished, Full, Walk-Out, Exterior Entry
----------	--

## Exterior

Exterior Features	Private Yard, Private Entrance
-------------------	--------------------------------

Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Interior Lot, Irregular Lot, Landscaped, Street Lighting, Private
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Stucco
--------------	---------------

Foundation	Poured Concrete
------------	-----------------

## Additional Information

Date Listed	April 2nd, 2025
-------------	-----------------

Days on Market	124
----------------	-----

Zoning	R-G
--------	-----

HOA Fees	190
----------	-----

HOA Fees Freq.	ANN
----------------	-----

## Listing Details

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

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.