

# \$1,298,000 - 101 Cranarch Common Se, Calgary

MLS® #A2217055

**\$1,298,000**

5 Bedroom, 4.00 Bathroom, 2,373 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

This immaculate home boasts views from the Cranston Ridge which are second to none! Situated on a professionally landscaped and spacious lot, this home offers a discriminating buyer an opportunity to own a well designed home with a total of 5 bedrooms. Enjoy your mountain view and gorgeous sunsets to the west while relaxing on the deck or interlocking brick patio. Your home is an extension of you; it speaks of your style, your personality & what's important to you. This amazing family focused home is a testament to self-improvement, efficiency, integrity & most of all your family. Carefully built on the precipice of elegance, this rare, Cranston Ridge estate home is the prime example of lot utilization and displays the hallmark of quality. Immediately evident is the purpose driven design seen through the open family room, dining nook, home office & kitchen all connected by an open design highlighted by a floor to ceiling fireplace in the living room that is accented by windows that extend two full floors highlighting a view that is meant for a postcard. There were no compromises in the design of this home including rich millwork, outstanding kitchen with full height white cabinets, a walkthrough pantry, oversized double garage, fully finished basement with two additional large bedrooms, and the cozy owner's suite with an ensuite bath that will take you into a relaxed state just like your favorite spa. The backyard is professionally landscaped with a deck and interlocking brick



patio that is so perfect for your family BBQâ€™s this summer. If you dream of entertaining in a home that's a testament to your personality & success, if your family deserves only the best, and if inviting everyone over to take in this spectacular view while enjoy the walking paths this summer excites youâ€™!â€™. then this home might be your home.

Built in 2012

**Essential Information**

MLS® #	A2217055
Price	\$1,298,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,373
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	101 Cranarch Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M1

**Amenities**

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

	Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Greenbelt, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	45
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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