



**35 Cranarch Terrace SE
Calgary, Alberta**

MLS # A2260061



\$1,125,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,347 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Brackets, Gem Stone Lights, Garage Heater, Garage Cabinets, Tire Racks, Outdoor Speakers, Ring Camera, Mi Berry Spa Hot Tub, Backyard Awnings, Mini Fridge in Primary Bedroom, Fridge in Garage

Welcome to 35 Cranarch Terrace – an executive residence in the highly sought-after community of Cranston. Perfectly positioned along Cranston’s Ridge, this home captures breathtaking, unobstructed views of the Bow River Valley, Fish Creek Park and the Rocky Mountains. With direct access to endless walking and biking trails, it offers the ideal blend of natural serenity and urban convenience. Step inside to a bright, open-concept floor plan designed to emphasize space, light and comfort. The main level features soaring ceilings, expansive windows to showcase the panoramic views and a warm living room centered around a gas fireplace. The chef-inspired kitchen is both stylish and functional, complete with granite countertops, rich cabinetry, a large central island, stainless steel appliances, and a spacious walk-through pantry with a built-in dog door that connects seamlessly to the mudroom and garage. A dedicated office space and a dining area that extends to the large low maintenance deck—perfect for morning coffee or evening sunsets! Upstairs, the luxurious primary suite is a true retreat, offering a spa-like ensuite with dual sinks, a walk-in closet with built in shelving, a Mi-Berry Spa Hot Tub and separate shower. Two additional bedrooms, a full bathroom and a versatile bonus room provides plenty of room for family and guests. The upper level laundry comes with custom cabinetry and a drying rack which adds to everyday convenience. The backyard is designed for year round enjoyment, featuring professional landscaping, extra-large composite deck with glass privacy panels, artificial turf, and a private putting green for a low maintenance fun outdoor lifestyle. Additional highlights include an oversized heated double attached garage, Gladiator cabinets, workbench with a matching fridge and central air conditioning throughout

the house. All this on a quiet, family friendly location close to schools, shopping, restaurants, the South Health Campus Hospital, and easy access to major roadways. With its spectacular views, elegant finishes, and thoughtful design, 35 Cranarch Terrace SE isn't just a home it's a lifestyle. Book your showing today!