



GRASSROOTS
REALTY GROUP

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79 Cranarch Terrace SE
Calgary, Alberta

MLS # A2275754



\$1,225,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,605 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Stand up Wine Fridge x2, Stand Up Fridge in Basement under stairs, Bose Sound System in Bonus Room, Built In BBQ, Fire pit, outdoor Bench, planter box on rear deck

Perched on the ridge in Cranston, this exceptional home combines luxury, functionality, and some of the best views Calgary has to offer. With a west-facing backyard overlooking the Bow River and the Rocky Mountains, you'll enjoy breathtaking sunsets year-round. The expansive outdoor living space is a true entertainer's dream, featuring a large deck and a built-in outdoor kitchen, perfect for gatherings with family and friends. Inside, the thoughtful design continues. The main level offers a private office, custom built-ins in both the mud room and pantry, and a spacious open-concept layout filled with natural light. The home boasts 4 bedrooms, bonus room, 4 full bathrooms, and a half bath, ensuring comfort for family and guests alike. The primary suite is a true retreat, with west-facing windows, a luxurious 5-piece ensuite, and a walk-in closet. The fully developed basement is built for entertaining, complete with a wet bar and dual wine fridges, as well as an additional bedroom and bathroom. Upgrades are found throughout the home, including 8-foot doors, built-in speakers, central air conditioning, and a tankless hot water system. A double attached front garage adds convenience to this beautifully finished property. This home seamlessly blends elegance, convenience, and location — steps from pathways, parks, and Cranston's vibrant amenities — while offering the rare privilege of ridge-top living with panoramic river and mountain views.