



GRASSROOTS
REALTY GROUP

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5 Cranarch Way SE
Calgary, Alberta

MLS # A2285680



\$810,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: See remarks

Welcome to 5 Cranarch Way SE, a beautifully cared-for former showhome where thoughtful design, comfort, and pride of ownership come together. With over 2,000 sq. ft., 4 bedrooms, and 3.5 bathrooms, this home offers the space and warmth every growing family dreams of. The open-to-below upper level creates a bright, welcoming connection between floors, giving the home an elevated, luxurious feel, enhanced by elegant built-ins throughout. Every detail has been lovingly maintained, with the dishwasher and refrigerator replaced 2 years ago, dryer replaced, regular furnace cleaning every 2–3 years, central A/C, and an automatic sprinkler system, making everyday living easy and worry-free. Both decks were refreshed 2 years ago, with the front deck professionally weatherproofed for lasting durability. Enjoy a sunny south-facing backyard designed for easy living, featuring low-maintenance landscaping that lets you spend more time relaxing and less time on upkeep. Perfectly situated across from the Cranston HOA, with only two neighbours and sides onto a peaceful walking path, this home offers rare privacy and a quiet, family-friendly setting. Yet, you're just minutes from grocery stores, restaurants, VIP cinema, tennis courts, and endless biking and walking paths, everything you need for a vibrant lifestyle. This is a home that's been cared for with intention and love and ready for a new family to create memories for years to come.