



**239 Cranarch Landing SE
Calgary, Alberta**

MLS # A2301934



\$799,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: Garage Shed, Trampoline, Other furnitures are negotiable

OPEN HOUSE THIS SAT,SUN (APRIL 18,19) FROM 1PM-3PM | This carpet-free home features a bright, open-concept layout with oak hardwood flooring, granite countertops, and full-height kitchen cabinetry. The kitchen includes a central island, corner pantry, and seamless access to the deck and private backyard—ideal for everyday living and entertaining. The main living area is anchored by a gas fireplace with a custom maple wood and tile surround. Upstairs offers a spacious bonus room, 3 bedrooms including a primary suite with full ensuite. The fully finished basement adds a large recreation room, 4th bedroom, and a 3-piece bathroom—providing flexible space for growing families. This home is within walking distance of schools and pathways leading to Fish Creek Park, an ideal setting for a growing family! Recent upgrades include A/C and hot water tank (2025), new insulated garage door, water softener, LG kitchen appliances (2026), washer & dryer (2024), and a high-efficiency furnace.