



GRASSROOTS
REALTY GROUP

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80 Cranarch Heights SE
Calgary, Alberta

MLS # A2207807



\$1,890,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,814 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Faces Front, Insulated, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Interior Lot, I		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Sound

Inclusions: Cinema Screen, Projector & Speakers, Irrigation System, 8 speakers for 7.1 Surround System, Built-in Speakers, BBQ, Patio Furniture (Table, Umbrella & 6 Chairs), Doorbell Security with Modem and 2 wireless cameras, crystal chandeliers

OPEN HOUSE: Sunday August 24, from 12:00-3:00pm. Nestled on the ridge in Cranston, this remarkable executive two-storey estate home epitomizes timeless elegance, seamlessly blending classic design with refined craftsmanship. Designed to capture breathtaking valley views, this residence boasts soaring two-storey ceilings, rich hardwood floors, & expansive windows. To the right of the grand entrance, a bright corner office with large windows provides the perfect workspace, overlooking the charming front street. To the left, a spacious mudroom/laundry area, & powder room that add functionality & convenience. At the heart of the home, the formal dining room offers a warm & inviting space where family & friends can gather around a harvest table. Just beyond, French doors lead to a deck that overlooks the beautifully landscaped southwest-facing backyard, with serene bow river and mountain views. The living room exudes warmth & character, centered around a striking stone-faced gas fireplace with an elegant wood mantel. Adjacent to this, a second dining area & family room seamlessly flow into the stunning chef's kitchen. Designed for both beauty & function, the kitchen boasts richly stained cabinetry with crown molding, a glossy tile backsplash, premium stainless steel appliances—including a gas cooktop—granite countertops, a walk-in pantry, & a large centre island with a breakfast bar & under mount sink. Ascending the grand staircase, you'll find a full five pc bath, three generously sized bedrooms and the expansive primary suite that is a true sanctuary, complete with a custom walk-in closet & a luxurious ensuite featuring heated floors, a jetted tub, separate steam shower, & a dual vanity. Downstairs, the fully finished walk-out basement offers in-floor heat, a 5th bedroom & full bath that provides a private retreat

for guests; a wet bar-equipped rec room that is perfection for additional living space & a theater room that provides unforgettable movie nights. For those seeking additional flexibility, this home features a separate exterior entrance, along with two furnaces & two hot water tanks, offering the potential to complete a secondary suite with the proper city approval. Outside, the triple-attached garage offers more than just parking—it provides an ideal space for hobbyists, or weekend projects. Residents of Cranston enjoy exclusive access to Century Hall, a private community facility offering year-round recreational activities, including a splash park, skating rink, tennis courts, & a variety of community programs. Outdoor enthusiasts will love the miles of walking & biking trails that weave through the neighbourhood, connecting directly to the breathtaking expanse of Fish Creek Park. Convenient shopping & dining options at Cranston Market are just minutes away, while the nearby Seton Urban District offers additional amenities, including the YMCA, South Health Campus, shopping, restaurants & a Cineplex theatre. This exquisite ridge retreat has all you need!