

# \$1,936,000 - 80 Cranarch Heights Se, Calgary

MLS® #A2207807

**\$1,936,000**

5 Bedroom, 4.00 Bathroom, 3,814 sqft

Residential on 0.19 Acres

Cranston, Calgary, Alberta

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 & undermount sink. Ascending the grand



staircase, youâ€™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 parkingâ€”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!

Built in 2012

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2207807    |
| Price  | \$1,936,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,814       |
| Acres          | 0.19        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 80 Cranarch Heights Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0V6                |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Clubhouse, Recreation Facilities, Playground, Racquet Courts       |
| Parking Spaces | 5                                                                  |
| Parking        | Front Drive, Garage Faces Front, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                                  |

### Interior

|                   |                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Crown Molding, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings                                                                                                                        |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                      |
| Cooling           | Rough-In                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                    |

Basement                      Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features      Private Entrance, Private Yard

Lot Description        Back Yard, Backs on to Park/Green Space, Interior Lot, Irregular Lot, Landscaped, Private, Street Lighting, Close to Clubhouse

Roof                      Asphalt Shingle

Construction          Stone, Stucco

Foundation            Poured Concrete

**Additional Information**

Date Listed             April 2nd, 2025

Days on Market        75

Zoning                  R-G

HOA Fees               190

HOA Fees Freq.       ANN

**Listing Details**

Listing Office           CIR Realty

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