

# \$899,900 - 28 Cranarch Manor Se, Calgary

MLS® #A2260515

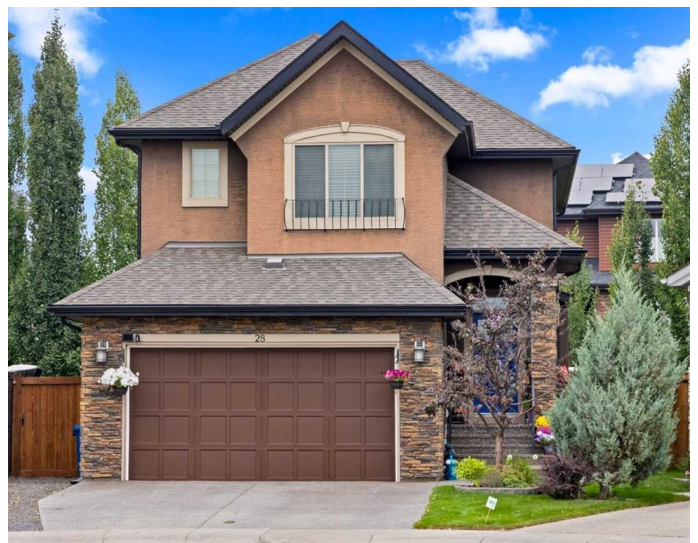
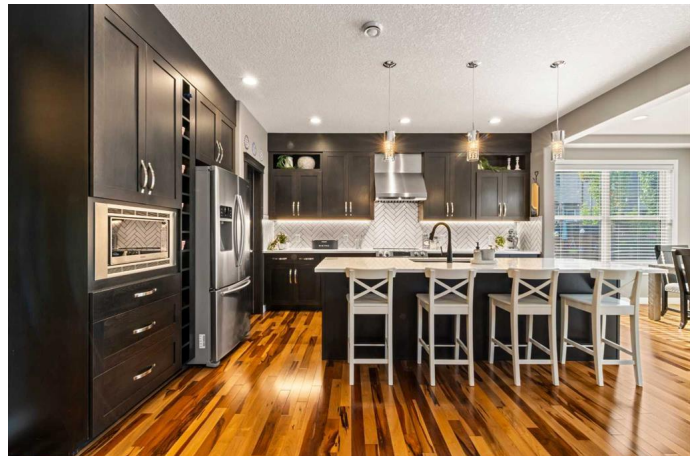
**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,231 sqft

Residential on 0.14 Acres

Cranston, Calgary, Alberta

Check out the virtual tour! OPEN HOUSE: October 5, 12-4 PM. Join us for a light lunch and refreshments! Fully upgraded (over \$200k), move-in ready family/executive smart home on a rare oversized quiet cul-de-sac lot in Cranston! Original owners show pride of ownership with this Cardel Beaufort Tudor-style home, which features over 3,212 SF of usable space, including 4 bedrooms (with a potential 5th bedroom option in the basement) and 3.5 bathrooms. As you step inside, you'll find 9-foot ceilings on the main floor and basement, accompanied by a knockdown textured ceiling with custom tray ceiling details in the foyer and dining area. The home is adorned with high-end finishes, from the exotic Brazilian hardwood flooring, oversized tile and inlay work, to the custom theatre family room (17' x 13' projector screen! The modern kitchen is a showstopper, featuring upgraded kitchen cabinetry (wine rack, pot drawer sets, full-height crown moulding), new Chantilly quartz countertops, a full-height herringbone backsplash, under-cabinet LED dimmer lights, and premium stainless steel appliances, complete with an oversized hood fan. The extra-large venting windows allow ample natural light to enter the living room, which features a modern recessed gas fireplace with a stacked stone surround. The main floor office or flex room features French Doors that complete the main floor. Upstairs, the



oversized primary bedroom retreat features a 5-piece ensuite, complete with granite double sinks, a soaker tub, a pebble mosaic shower, 10mm shower glass, a bench seat, upgraded plumbing, and a walk-in closet. The bedrooms are well-sized, and three of them have walk-in closets! The builder finished the basement, continuing the high-quality downstairs to the versatile cork-floored recreational room, sitting room, 4-piece bathroom, and an additional fourth bedroom. Even the utility room shines with a newer furnace and humidifier (2021), as well as a 75 Gallon Hot Water Tank. With upgraded lighting, painting, finishing, plumbing, and hardware throughout, there are too many upgrades to list! Outside, you have over \$100k in professional landscaping that is maintenance-free, featuring acrylic stucco, hardiboard, and stone, as well as patio pavers, trees, shrubs, an oversized deck with a gas BBQ line, irrigation, exposed aggregate driveway/steps, and air conditioning. Not to mention an 8-foot-tall garage door! This home truly has it all. For more information, check out the supplements, and visit us in person to explore your next home before it is gone!

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260515    |
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,231       |
| Acres          | 0.14        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 28 Cranarch Manor Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1L8              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Playground, Racquet Courts                            |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Aggregate, Garage Door Opener |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Tray Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Humidifier, Microwave, Window Coverings                                                                                                                                    |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room, Blower Fan, Stone                                                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage, Permeable Paving                                                                                |
| Lot Description   | City Lot, Cul-De-Sac, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Many Trees, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Cement Fiber Board, Stone, Stucco, Wood Frame                                                                                        |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 29th, 2025  
Days on Market                1  
Zoning                              R-G  
HOA Fees                         191  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.