# \$1,045,000 - 163 Cranarch Landing Se, Calgary

MLS® #A2267357

## \$1,045,000

4 Bedroom, 4.00 Bathroom, 2,433 sqft Residential on 0.11 Acres

Cranston, Calgary, Alberta

\*See links for video, virtual tour, floor plans, and more!\*

Imagine a distinctively crafted family home, meticulously upgraded and enhanced from top to bottom with uncompromising taste and skill. Welcome to 163 Cranarch Landing – a residence that stands apart for countless reasons, and a stunning example of craftsmanship, comfort, and family function. With over 3,100 sq ft of finished space, exceptional finishings, four bright upper bedrooms, and an epic exterior amenity package, this home has it all.

The main floor features warm hardwood throughout, a statement stone fireplace, and custom built-ins framing the sweeping great room. The chef's kitchen is both elegant and functional, with full-height cabinetry, quartz counters, gas range with pot filler, and a walk-through butler's pantry with second fridge and coffee station – ideal for entertaining or busy family mornings. Just off the entry hall, a pocket office provides the perfect spot for remote work or homework, while the mudroom offers built-in lockers and custom tile.

Upstairs are four generous bedrooms, a five-piece bath, large laundry room, and a central bonus room with fireplace and surround sound, and the space every growing family needs. The primary retreat is completely remade into a boutique hotel-inspired en suite spa with heated floors, freestanding tub, shiplap walls, and oversized dual-head steam







shower. A cozy fireplace, custom lighting, wood shelving, blackout blinds, and upgraded carpet complete this serene 1,415 sq ft upper level.

The professionally developed sunshine basement offers full-sized windows, media area, gym, games room, dry bar, fireplace, wine cellar, and ample storage.

Step outside to discover what truly sets this home apart. A Trex composite deck with aluminum pergola, polycarbonate roof, retractable screens, and heaters creates a multi-season outdoor living space overlooking a private landscaped yard. The custom outdoor kitchen features powder-coated cabinets, Dekton countertop and backsplash, bar fridge, and built-in Artisan gas grill and pizza oven.

A seven-person hot tub sits amid Trex decking and pergola, with shed, hot/cold hose bibbs, Gemstone lighting, irrigation system, and Hardie board/Lux metal siding. The generous pie lot features a concrete sport court ready for every activity from summer basketball to winter hockey.

Behind the scenes, find dual furnaces with HRV and HEPA filters, central A/C, new hot water tank, water softener, humidifier, radon mitigation, integrated Sonos audio, and a custom overflow mudroom that extends into the heated garage for ultimate functionality. Perfectly situated in a quiet crescent backing onto green space, playground and the Cranston Ridge trails, this home offers direct access to mountain views, Fish Creek Park, Bow River, YMCA, and vibrant amenities and future LRT of Seton.

163 Cranarch Landing is more than a home – it's the comfort, connection, and elevated family life you've been waiting for.

Built in 2013

#### **Essential Information**

MLS® # A2267357 Price \$1,045,000

Bedrooms 4
Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,433
Acres 0.11
Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 163 Cranarch Landing Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0Z6

#### **Amenities**

Amenities Clubhouse, Park, Playground, Recreation Facilities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Front, Heated Garage

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding,

Double Vanity, Dry Bar, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Wired for

Data, WaterSense Fixture(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Disposal, Dryer,

Electric Oven, Garburator, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window

Coverings, Water Purifier

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 4

Fireplaces Basement, Electric, Family Room, Gas, Great Room, Mantle, Master

**Bedroom** 

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Built-in Barbecue, Lighting, Outdoor Kitchen, Private Yard,

Storage, Basketball Court

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt,

Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Private,

Street Lighting, Underground Sprinklers, Yard Lights

Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

#### **Additional Information**

Date Listed October 28th, 2025

Days on Market 4

Zoning R-G

HOA Fees 180

HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.