# \$979,900 - 87 Cranarch Terrace Se, Calgary

MLS® #A2215762

### \$979,900

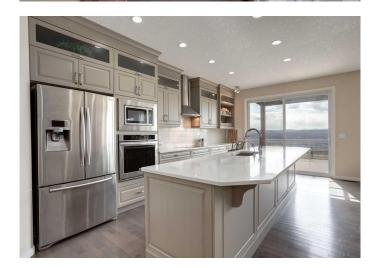
3 Bedroom, 3.00 Bathroom, 2,152 sqft Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to 87 Cranarch Terrace SE, a beautifully maintained two-storey home backing directly onto green space with unobstructed panoramic mountain views. Located on a quiet street in Cranston, this freshly painted home offers 2,152 sq.ft. of well-designed living space and a functional layout ideal for families. The main floor features rich hardwood floors, 9-foot ceilings, and large windows that fill the home with natural light while showcasing the stunning west-facing view. The kitchen is a true highlight, with quartz countertops, stainless steel appliances including a built-in oven, a walk-through pantry, and a large island perfect for hosting or everyday meals. The spacious dining area leads out to a private backyard deck with a pergola - perfect for enjoying the peaceful setting and spectacular sunsets. The living room centres around a gas fireplace with custom built-ins, creating a warm and welcoming space to unwind. Upstairs you'II find a spacious bonus room, perfect for a home theatre or playroom, along with three well-sized bedrooms and a full 4-piece bathroom. The primary bedroom features incredible mountain views, a generous walk-in closet, and a spa-inspired 5-piece ensuite with double vanities, a soaker tub, and a separate shower. A dedicated laundry room on this level adds everyday ease. The unfinished basement offers excellent potential for future development. Additional features include a double attached garage and a fully fenced







backyard with direct access to walking paths and green space, with no neighbours behind. Ideally situated in the master-planned community of Cranston, this home offers more than just a beautiful interior - it provides access to a vibrant lifestyle and you can enjoy an abundance of walking and biking trails that connect to Fish Creek Park and the Bow River. This is a rare opportunity to enjoy comfort, privacy, and scenic views in one of Calgary's most desirable communities.

#### Built in 2013

### **Essential Information**

MLS® # A2215762 Price \$979,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,152 Acres 0.11 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 87 Cranarch Terrace Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1Z1

## **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In

Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind,

**Views** 

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 47

Zoning R-G

HOA Fees 181

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Royal LePage Solutions

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