

\$835,000 - 72 Cranarch Crescent Se, Calgary

MLS® #A2255665

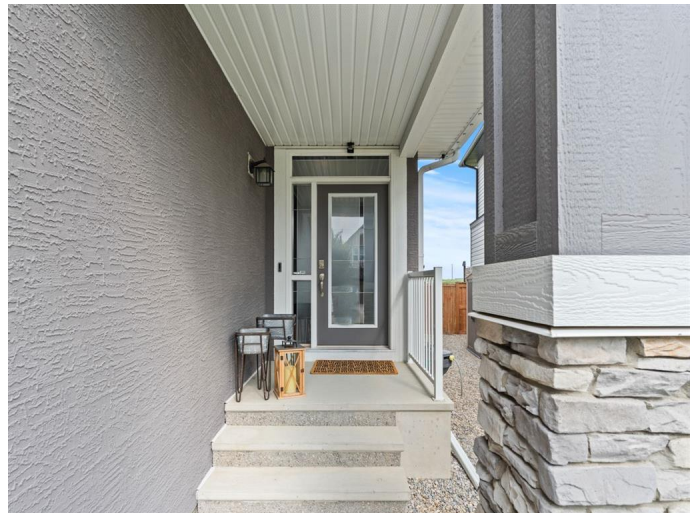
\$835,000

4 Bedroom, 4.00 Bathroom, 2,465 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

CHECK OUT THIS PRICE ADJUSTMENT!
GREAT OPPORTUNITY! Welcome to this stunning 2015-built two-storey home in sought-after Cranston, offering over 3,470 sq. ft. of developed living space with high-end finishes and an unbeatable location backing onto a serene expansive green space. On the main floor, you'll find a bright open-concept design with soaring ceilings and natural flow between living spaces. A spacious front office with French doors makes working from home a breeze. The inviting living room centers around a cozy fireplace, seamlessly connecting to the upgraded chef's kitchen featuring premium appliances, custom cabinetry, a large island, granite countertops throughout, and a built-in hutch with wine fridge. The adjoining dining area opens onto a two-tiered deck and fully fenced backyard, where you'll enjoy peaceful views of nature and regular visits from local wildlife. Upstairs, the primary suite is a true retreat with its oversized bedroom, walk-in closet, and spa-inspired 5-piece ensuite boasting dual vanities, a soaker tub, and even a custom beverage station with space for a cappuccino maker. Two additional bedrooms - each with their own walk-in closet, a family room, a laundry room, and a flexible study/craft area complete the upper level. The fully developed lower level adds another 1,008 sq. ft. of living space, featuring a large rumpus room, a guest bedroom, a 4-piece bathroom, and a gym/flex room that could



easily convert into a fifth bedroom.
Car enthusiasts will appreciate the garage with epoxy flooring, slat-wall storage, and organizational accessories for bikes and tools and some great shelves for storage.
Living in Cranston means enjoying exclusive access to the Cranston Residents Association with year-round recreation facilities and programs. The community offers quick access to Deerfoot Trail, the South Health Campus, top-rated schools, shopping, and an extensive network of biking and walking trails.
This is more than a home – it’s a lifestyle, blending modern comfort with natural beauty.

Built in 2015

Essential Information

MLS® #	A2255665
Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,465
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 Cranarch Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Washer, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Views, Conservation, No Neighbours Behind, Triangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC 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.