

# \$1,499,900 - 239 Cranarch Circle Se, Calgary

MLS® #A2202342

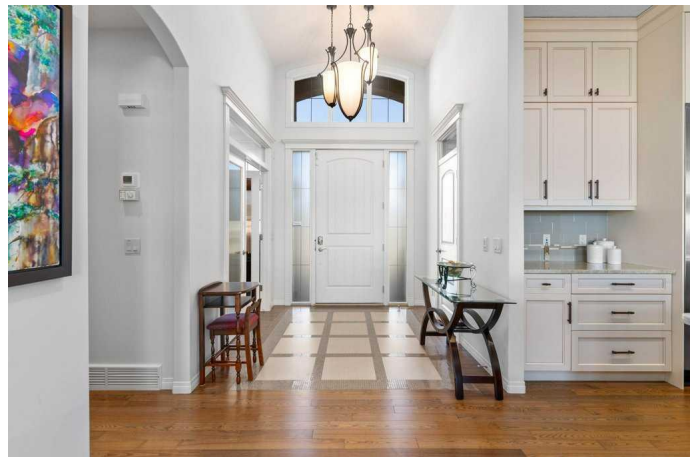
**\$1,499,900**

3 Bedroom, 3.00 Bathroom, 1,898 sqft

Residential on 0.19 Acres

Cranston, Calgary, Alberta

\*OPEN HOUSE - SUNDAY, APRIL 13 from 2:00 PM - 4:00 PM\* Nestled on the prestigious Ridge in Cranston, this custom-built executive walk-out bungalow offers stunning unobstructed, panoramic views of the mountains and river, making it a truly exceptional property! Boasting over 3100 sq. ft of beautifully developed living space, this home features a spacious oversized triple attached garage. Upon entering, you'll be greeted by a welcoming foyer and an array of high-end finishes throughout the main level. The front office/den is ideal for a home office or quiet retreat. The gourmet kitchen is a chef's dream, showcasing granite countertops, custom extra-height cabinetry, a large centre island, premium appliances, and a generous pantry. The bright and airy living room is anchored by a floor-to-ceiling tiled fireplace and oversized windows that provide breathtaking views to the west. The dining area opens to a large 23' deck, perfect for morning coffee or evening gatherings. The luxurious master suite is conveniently located off the main living space and features a spa-like 5-piece ensuite with a steam shower, jetted soaker tub, dual vanities, and in-floor heating, along with an expansive walk-in closet. The home also includes a half bath on the main, a conveniently located laundry room, mud room, and direct access to the garage finished with epoxy flooring. Downstairs, you'll find two generously sized bedrooms, a 4-piece bath, and a versatile office/hobby



room. The expansive family room includes a second fireplace, a wet bar with a wine fridge, and plenty of space for entertaining. The large utility room offers ample storage. The professionally landscaped backyard features a covered patio off the family room, offering a peaceful setting to enjoy the river and valley views with the southwest exposure. The quality of construction is evident throughout the home, with 10-foot ceilings, triple-pane windows, custom built-ins, in-floor heating, central A/C, and gemstone lighting that adds a touch of ambiance. Situated in a quiet, nature-surrounded community, this home is just minutes from Calgary's South Health Campus, Seton shopping center, and various amenities. With easy access to Deerfoot Trail and Stoney Trail, this home offers the perfect combination of luxury, convenience, and tranquility.

Built in 2011

**Essential Information**

MLS® #	A2202342
Price	\$1,499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,898
Acres	0.19
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	239 Cranarch Circle Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S4

### **Amenities**

Amenities	Clubhouse, Other, Playground, Park
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Cooktop, Warming Drawer, Wine Refrigerator
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, BBQ gas line
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	45
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      RE/MAX Landan Real Estate

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