

# \$1,195,000 - 89 Cranarch Heights Se, Calgary

MLS® #A2234791

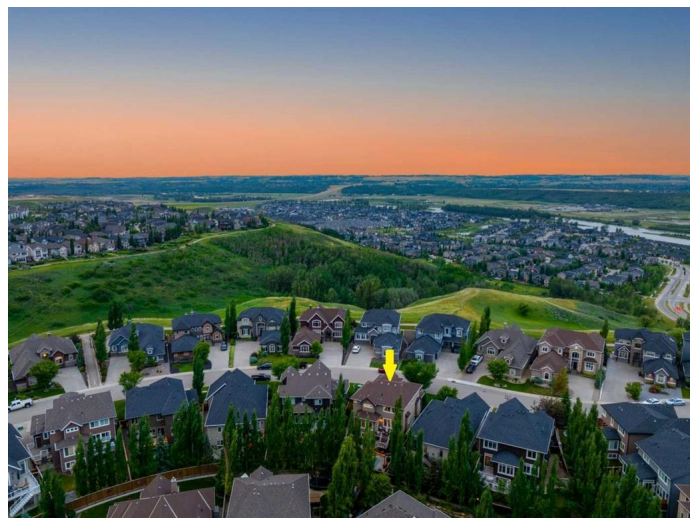
**\$1,195,000**

4 Bedroom, 4.00 Bathroom, 2,699 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to an exceptional residence in Cranston Estates. Nestled in an exclusive and private enclave, this magnificent home offers over 3,500 square feet of meticulous living space. Every detail showcases a high level of pride of ownership, quality craftsmanship, and countless upgrades, leaving nothing to be desired. Inside, the open layout flows effortlessly from the expansive main living and dining areas into a professional-grade kitchen. These spaces all overlook a sprawling, manicured backyard oasis, which is surrounded by breathtaking greenery and garden beds, creating a private and intimate natural enclosure perfect for hosting gatherings of all sizes. Ascend the grand staircase to the upper level, where you'll find a tranquil primary suite featuring a spa-like ensuite and a custom wardrobe. This floor is completed by two additional kids bedrooms, a generous shared bathroom, a spacious laundry room, a relaxing bonus room. The exceptional lower level is an entertainer's dream, offering the perfect space to watch the big game. It includes a dedicated poker/games area, an incredible custom-crafted bar, and a fourth bedroom or home gym, along with a guest bathroom. This one-of-a-kind home is just steps from the ridge pathway system that leads directly into Fish Creek Park. It's also within walking distance of schools, parks, playgrounds, and all the amenities Cranston has to offer. Call today to schedule a private tour or explore the home from anywhere with



the 3D VIRTUAL OPEN HOUSE TOUR.

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234791    |
| Price          | \$1,195,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,699       |
| Acres          | 0.13        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 89 Cranarch Heights Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M0V6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Playground  |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Water Softener, Window                                                       |

|                 |                    |
|-----------------|--------------------|
|                 | Coverings          |
| Heating         | Forced Air         |
| Cooling         | None               |
| Fireplace       | Yes                |
| # of Fireplaces | 1                  |
| Fireplaces      | Gas, Mantle, Stone |
| Has Basement    | Yes                |
| Basement        | Finished, Full     |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                      |
| Lot Description   | Back Yard, Low Maintenance Landscape, Many Trees, Private |
| Roof              | Asphalt                                                   |
| Construction      | Stone, Stucco                                             |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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