



## 80 Cranarch Heights Calgary Alberta

\$1,936,000

Nestled on the ridge in Cranston, this remarkable executive two-storey estate home epitomizes timeless elegance, seamlessly blending classic design with refined craftsmanship. Designed to capture breathtaking valley views, this residence boasts soaring two-storey ceilings, rich hardwood floors, & expansive windows. To the right of the grand entrance, a bright corner office with large windows provides the perfect workspace, overlooking the charming front street. To the left, a spacious mudroom/laundry area, & powder room that add functionality & convenience. At the heart of the home, the formal dining room offers a warm & inviting space where family & friends can gather around a harvest table. Just beyond, French doors lead to a deck that overlooks the beautifully landscaped southwest-facing backyard, with serene bow river and mountain views. The living room exudes warmth & character, centered around a striking stone-faced gas fireplace with an elegant wood mantel. Adjacent to this, a second dining area & family room seamlessly flow into the stunning chef's kitchen. Designed for both beauty & function, the kitchen boasts richly stained cabinetry with crown molding, a glossy tile backsplash, premium stainless steel appliances—including a gas cooktop—granite countertops, a walk-in pantry, & a large centre island with a breakfast bar & undermount sink. Ascending the grand staircase, you'll find a full five pc bath, three generously sized bedrooms and the expansive primary suite that is a true sanctuary, complete with a custom walk-in closet & a luxurious ensuite featuring heated floors, a jetted tub, separate steam shower, & a dual vanity. Downstairs, the fully finished walk-out basement offers in-floor heat, a 5th bedroom & full bath that provides a private retreat for guests; a wet bar-equipped rec room that is perfection for additional living space & a theater room...

4pc Bathroom 3.20 M x 2.65 M

Bedroom 5.88 M x 4.60 M

Recreational, Games room 11.19 M x 5.50 M

Media 5.46 M x 5.49 M

Furnace 7.17 M x 6.39 M

Other 3.20 M x 1.54 M

Foyer 4.83 M x 1.43 M

Laundry room 5.72 M x 3.52 M

Office 3.91 M x 5.69 M

2pc Bathroom 1.83 M x 1.61 M

Primary Bedroom 6.13 M x 5.46 M

Other 4.52 M x 1.70 M

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Dining room 10.67 M x 4.27 M  
Kitchen 5.70 M x 3.31 M  
Living room 4.33 M x 5.37 M  
Family room 6.13 M x 4.76 M

Bedroom 4.31 M x 3.94 M  
Bedroom 4.36 M x 3.87 M  
Bedroom 5.69 M x 4.09 M