



233 Cranarch Common Calgary Alberta

\$884,999

Welcome to 233 Cranarch Common SE--a beautifully upgraded, net-zero home, and conveniently located corner-lot home in the vibrant community of Cranston. This former show home offers standout curb appeal with EIFS (Stucco) exterior and thoughtful upgrades throughout, including an accent wall in the living room, central vacuum, and smart finishes designed for both comfort and style. THIS HOME FEATURES TRIPLE-PANE WINDOWS FOR MORE ENERGY EFFICIENCY AND SOLAR PANELS ON THE ROOF THAT MAKE IT 80% TO 90% MORE EFFICIENT THAN THE AVERAGE HOME IN CRANSTON, DELIVERING MAJOR ENERGY SAVINGS. The sunlit layout backs directly onto a park, offering privacy, green space, and quick access to the scenic Cranston Ridge, with its breathtaking mountain views. The open-concept main floor features recently upgraded stainless-steel appliances, quartz countertops, a large island, and a walk-through pantry that connects directly to the oversized double garage, making everyday living easy. Step out onto the developed deck and relax in your xeriscaped Zen backyard, a low-maintenance outdoor retreat designed for quiet moments and entertaining alike. Upstairs, you'll find a generous primary suite with two walk-in closets and a spa-like 5-piece ensuite with dual sinks, a deep soaking tub, and a separate shower. Two additional bedrooms, a full bath, and a spacious bonus room wired for surround sound complete the upper level. The basement offers a flexible finished space, perfect for a gym, playroom, office, or second living area. You're also just minutes from key amenities like South Health Campus, Seton YMCA, shopping, schools, and with the Green Line LRT now under construction, this location is primed for exceptional long-term value. Whether you're a growing family, professional couple, or savvy investor, this is smart, future-ready living in one of Calgary's most sought-after neighbourhoods. B...

Recreational, Games room 27.33 Ft x 33.33 Ft

Storage 4.50 Ft x 7.67 Ft

Furnace 14.67 Ft x 8.00 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Breakfast 13.83 Ft x 7.83 Ft

Laundry room 9.50 Ft x 8.67 Ft

4pc Bathroom 10.08 Ft x 5.75 Ft

5pc Bathroom 11.08 Ft x 10.25 Ft

Bedroom 14.25 Ft x 10.17 Ft

Bedroom 10.25 Ft x 11.58 Ft

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Listing Presented By:



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Dining room 18.50 Ft x 11.00 Ft

Family room 14.75 Ft x 13.42 Ft

Foyer 10.08 Ft x 5.83 Ft

Kitchen 13.83 Ft x 9.67 Ft

Family room 20.75 Ft x 15.50 Ft

Primary Bedroom 12.58 Ft x 18.25 Ft

Other 4.50 Ft x 10.25 Ft