



35 Cranarch Circle Calgary Alberta

\$825,000

This beautifully designed estate home offers the perfect blend of upscale finishes and everyday comfort. Located in the sought-after community of Cranston, just steps from parks and pathways, it's an ideal setting for families and professionals alike. Step inside to discover matte-finish hardwood flooring that flows throughout the open-concept main floor. The chef-inspired kitchen features full-height custom cabinetry with built-in pantry shelving, granite countertops, a large central island perfect for entertaining, and an electric stove with a gas hookup--ready for a future dual-fuel option. A spacious dining area anchors the main level and is ideal for family gatherings or hosting guests. The inviting living room is centered around a cozy gas fireplace and is filled with natural light, thanks to extra transom windows. Upstairs, the central bonus room offers flexible space for movie nights, a playroom, or a quiet retreat. The luxurious primary suite overlooks the Cranston Residents Association private park and boasts a tray ceiling, walk-in closet, and a spa-like ensuite with dual vanities, a soaker tub, and an oversized shower. Two additional bedrooms are generously sized and ideal for children, guests, or a home office. The fully finished basement adds even more living space, featuring a large rec room wired for surround sound and projector, a fourth bedroom, full bathroom, and ample storage. Additional upgrades include 9-ft ceilings in the basement, central air conditioning, and upper-level laundry for added convenience. This home offers incredible value in a premium location--don't miss your chance to see it in person. Book your private showing today! (id:6769)

4pc Bathroom .00 Ft x .00 Ft
 Bedroom 12.67 Ft x 13.67 Ft
 Family room 20.08 Ft x 15.50 Ft
 Other 5.67 Ft x 6.00 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Dining room 14.08 Ft x 16.00 Ft
 Kitchen 12.83 Ft x 20.00 Ft
 Living room 13.92 Ft x 14.50 Ft

4pc Bathroom .00 Ft x .00 Ft
 5pc Bathroom .00 Ft x .00 Ft
 Bedroom 10.67 Ft x 11.83 Ft
 Bedroom 10.75 Ft x 13.67 Ft
 Bonus Room 16.50 Ft x 12.42 Ft
 Primary Bedroom 14.00 Ft x 16.17 Ft
 Laundry room .00 Ft x .00 Ft

Listing Presented By:



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