



## 87 Cranarch Terrace Calgary Alberta

\$979,900

Welcome to 87 Cranarch Terrace SE, a beautifully maintained two-storey home backing directly onto green space with unobstructed panoramic mountain views. Located on a quiet street in Cranston, this freshly painted home offers 2,152 sq.ft. of well-designed living space and a functional layout ideal for families. The main floor features rich hardwood floors, 9-foot ceilings, and large windows that fill the home with natural light while showcasing the stunning west-facing view. The kitchen is a true highlight, with quartz countertops, stainless steel appliances including a built-in oven, a walk-through pantry, and a large island perfect for hosting or everyday meals. The spacious dining area leads out to a private backyard deck with a pergola - perfect for enjoying the peaceful setting and spectacular sunsets. The living room centres around a gas fireplace with custom built-ins, creating a warm and welcoming space to unwind. Upstairs you'll find a spacious bonus room, perfect for a home theatre or playroom, along with three well-sized bedrooms and a full 4-piece bathroom. The primary bedroom features incredible mountain views, a generous walk-in closet, and a spa-inspired 5-piece ensuite with double vanities, a soaker tub, and a separate shower. A dedicated laundry room on this level adds everyday ease. The unfinished basement offers excellent potential for future development. Additional features include a double attached garage and a fully fenced backyard with direct access to walking paths and green space, with no neighbours behind. Ideally situated in the master-planned community of Cranston, this home offers more than just a beautiful interior - it provides access to a vibrant lifestyle and you can enjoy an abundance of walking and biking trails that connect to Fish Creek Park and the Bow River. This is a rare opportunity to enjoy comfort, privacy, and scenic view...

Foyer 10.00 Ft x 7.25 Ft

Kitchen 19.00 Ft x 10.00 Ft

Pantry 6.92 Ft x 5.42 Ft

Living room 15.92 Ft x 13.92 Ft

Dining room 12.00 Ft x 8.00 Ft

2pc Bathroom 8.42 Ft x 2.92 Ft

Other 9.92 Ft x 5.92 Ft

5pc Bathroom 10.83 Ft x 9.83 Ft

Bedroom 11.92 Ft x 9.92 Ft

Bedroom 11.92 Ft x 9.25 Ft

Other 4.17 Ft x 3.17 Ft

4pc Bathroom 7.92 Ft x 5.92 Ft

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Listing Presented By:



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Other 7.25 Ft x 5.42 Ft

Bonus Room 18.92 Ft x 15.58 Ft

Primary Bedroom 14.58 Ft x 12.58 Ft

Laundry room 5.67 Ft x 5.42 Ft