



## 35 Cranarch Rise Calgary Alberta

\$1,350,000

You've been searching for the perfect home—one that truly checks all the boxes. Well, this is it. Imagine waking up every morning to breathtaking mountain and river valley views, knowing you're living in a space designed to match the lifestyle you've been working toward. This fully upgraded Baywest home, perched on the ridge, offers 2,887 square feet of thoughtfully designed living space, featuring elegant wide-plank ash hardwood, striking large-format marble tiles, and premium granite and quartz countertops throughout. The main floor blends style with functionality, featuring a spacious office, a convenient laundry room, and a well-designed mudroom with built-in storage—keeping everything organized and within reach. The inviting living room, complete with a cozy gas fireplace, seamlessly flows into a chef's dream kitchen. Outfitted with top-of-the-line stainless steel appliances, a walk-through pantry, and an open dining area surrounded by windows, it's a space designed for both culinary creativity and connection. Step outside onto the screened, covered deck—a peaceful retreat to enjoy your morning coffee while soaking in the stunning views. Upstairs, the oversized primary suite is nothing short of a sanctuary, featuring a spa-inspired ensuite, a dedicated makeup desk, and a massive walk-in closet. Two additional spacious bedrooms, each with generous closet space, provide a comfortable retreat for family or guests. The second-floor family room and balcony add a true "wow" factor, offering stunning views and a relaxing space to unwind. The fully developed basement extends the home's versatility, featuring a large rec room with a built-in bar, a dedicated gym, and a fourth bedroom with a spacious closet—perfect for guests or additional family members. A full bathroom completes this impressive lower level. Step outside to a professionally landscaped, low-maintena...

4pc Bathroom 6.00 Ft x 10.58 Ft

4pc Bathroom 14.08 Ft x 11.50 Ft

Bedroom 10.50 Ft x 11.50 Ft

Bedroom 10.50 Ft x 11.58 Ft

Family room 29.08 Ft x 13.92 Ft

Primary Bedroom 19.92 Ft x 13.42 Ft

Recreational, Games room 20.33 Ft x 23.58 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Dining room 14.00 Ft x 8.50 Ft

Foyer 8.58 Ft x 5.33 Ft

Kitchen 14.08 Ft x 16.33 Ft

Laundry room 8.08 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

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**RE/MAX Realty Professionals**

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Other 7.75 Ft x 14.00 Ft

4pc Bathroom 8.75 Ft x 6.92 Ft

Bedroom 12.83 Ft x 13.67 Ft

Exercise room 7.67 Ft x 12.50 Ft

Living room 14.92 Ft x 13.33 Ft

Other 7.25 Ft x 12.42 Ft

Office 9.08 Ft x 9.50 Ft