

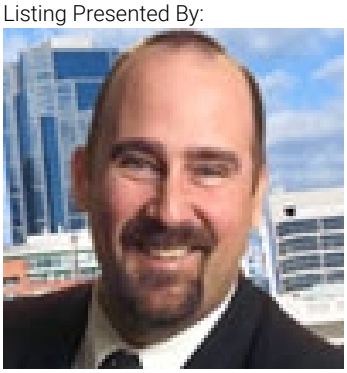
35 Cranarch Rise Calgary Alberta

$1,189,000

From the front, 35 Cranarch Rise is a beautiful two-storey on a quiet Cranston cul-de-sac, and you'd never guess what's waiting on the other side. Walk through the front door, keep going to the back windows, and the land simply falls away. The lot backs onto the ridge, opening to panoramic valley and mountain views with nobody behind you. Even the homes far below drop out of sight. You see it from the main floor and again from upstairs, every single day. But the view is only half the story. The other half is how much room this house gives you to enjoy it. Just inside the front door is a private office, so working from home means a door that closes, not a corner of the kitchen table. Wide-plank ash hardwood and large-format marble tile lead you back to the living room, where a gas fireplace and big windows frame the valley. The kitchen opens to it all, with stainless steel appliances, granite and quartz counters, and a walk-through pantry that keeps the clutter out of sight. The dining area is wrapped in windows, so every dinner comes with the view. A mudroom with built-in storage and a main-floor laundry room catch the daily chaos before it reaches the rest of the house. Then there's the room you'll start every morning in: the screened, covered deck off the main floor. Coffee out here in July, a fall evening without the bugs, the ridge stretching out in front of you. Upstairs is where this home separates itself. Alongside the bedrooms sits a second living room nearly 30 feet long, with its own balcony and another look at that view. Movie nights, a kids' hangout, or a quiet place to read while the light changes over the valley. The primary suite is a true retreat, with a spa-inspired ensuite, a dedicated makeup desk and a walk-in closet big enough to actually use. Two more generous bedrooms give everyone their own space.Back outside, the yard is built for enjoying, ...

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
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
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
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

Listing Presented By:



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Exercise room 7.67 Ft x 12.50 Ft