

\$985,000 - 31 Cranarch Terrace Southeast, Calgary

MLS® #A2091289

\$985,000

3 Bedroom, 3 Bathroom, 2,178 sqft
Residential on 0.12 Acres

Cranston, Calgary, Alberta

If you are looking for a cookie-cutter house with a generic, expected interior—this is not the home for you. If you are looking for a style-forward, eclectic family home with a million-dollar view then this may be your match made in mountain view heaven! There is some serious wow factor on the inside and that is before you take in the breathtaking four-season view beyond the windows. Always the heart of the home, the kitchen is design inspired with cheeky pops of colour, space for duelling chefs, and features an oversized island that invites a party-sized charcuterie and many friends. The generous dining space can play host to memorable meals and the living room, crowned with a chalet-style fireplace, offers a place to get cozy while enjoying the beautiful views of your backyard and the mountains. Step outside and get ready to enjoy a magazine-worthy backyard. The large deck, complemented by an awning, presents an ideal setting for al fresco moments, and the fire pit patio fosters a space for warmth and sharing stories. Your back gate opens onto the escarpment pathway allowing you to embrace Alberta's iconic natural beauty and walk, stroll, bike, and bask in a perfect location. The upper floor features an oversized bonus room with vaulted ceilings, a built-in window seat, matching cabinets, and a console bench. This large and airy haven is the perfect spot for movie nights, a spacious home office—or maybe both? Be prepared—the primary suite is going to spoil



you rotten! Ample room for a king-sized bed, walk-in closet, mountain view, and a beautifully designed ensuite with dual sinks, a soaker tub, and a large shower. Two additional bedrooms, a bathroom, and the convenient upper-level laundry room complete the upstairs. The Chicago loft-inspired basement features more family living space that invites flexible configurations. Some other notable features of the home include a/c, triple pane windows, a heated garage, an outside awning with remote control, and incredible landscaping including a reflecting pond. Located in a quiet part of Cranston but still with easy access to main roads, schools, shopping, and miles of pathways this home offers the very best of city living in a truly special location. Donâ€™t forget to check out the video and virtual tour and call your favourite Realtor to view today!

Built in 2013

Essential Information

MLS® #	A2091289
Price	\$985,000
Sold Price	\$970,000
Date Sold	November 30th, 2023
Bedrooms	3
Full Baths	2
Half Baths	1
Square Footage	2,178
Lot SQFT	5,338
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address 31 Cranarch Terrace Southeast

Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M 1Z1

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Goods Included	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Hardwood, Vinyl Plank

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Environmental Reserve, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete
Front Exposure	E
Frontage Metres	12.24M 40`2"
Site Influence	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Environmental Reserve, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Landscaped, See Remarks

Additional Information

Zoning	R-1s
HOA Fees	172.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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