

\$999,900 - 87 Cranarch Terrace Se, Calgary

MLS® #A2215762

\$999,900

3 Bedroom, 3.00 Bathroom, 2,152 sqft
Residential on 0.11 Acres

Cranston, Calgary, Alberta

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 views in one of Calgary's most desirable communities.

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215762 |
| Price | \$999,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,152 |
| Acres | 0.11 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 87 Cranarch Terrace Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1Z1 |

Amenities

| | |
|----------------|------|
| Amenities | None |
| Parking Spaces | 4 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views |
| Roof | Asphalt Shingle |
| Construction | Brick, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 181 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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