

# \$1,325,000 - 39 Cranarch Terrace Se, Calgary

MLS® #A2227920

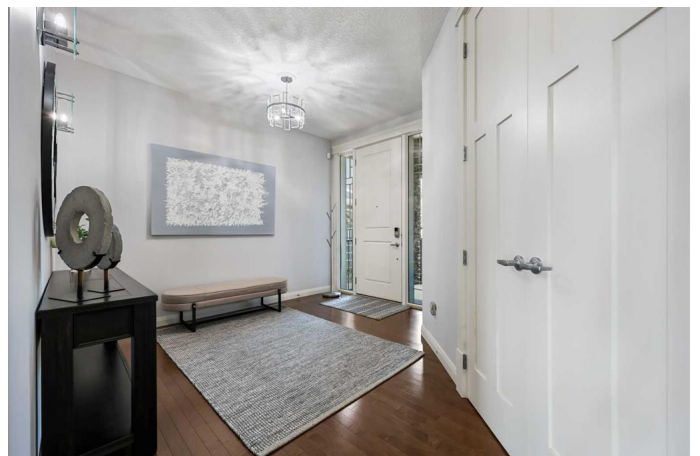
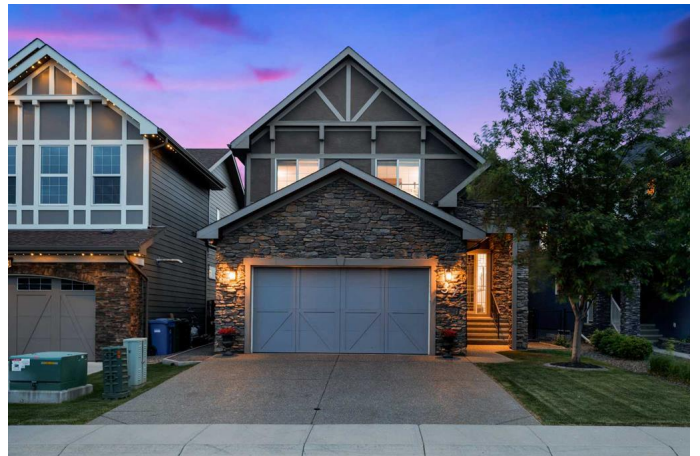
**\$1,325,000**

5 Bedroom, 4.00 Bathroom, 2,844 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

\*\*\* OPEN HOUSE Saturday, June 14Â· 2:00  
â€“ 4:00pm \*\*\* Welcome to your dream home  
perched on the ridge in the highly sought-after  
community of Cranston. This luxurious  
residence is the perfect blend of elegance,  
comfort, and functionality. From the moment  
you arrive, the striking curb appeal impresses  
with stone arch accents and an aggregate  
driveway that leads you into a large yet inviting  
entryway. Inside, the open-concept main level  
draws your eye immediately to the  
breathtaking, unobstructed mountain views  
through expansive, floor-to-ceiling windows.  
The heart of the home is the chef-inspired  
kitchen, featuring a massive island, sleek  
quartz countertops, built-in appliances, and a  
spacious corner pantryâ€”truly a dream for  
entertainers and culinary enthusiasts alike. A  
double-sided stone fireplace anchors the main  
living space, offering warmth and ambiance  
between the kitchen and cozy family room.  
Step outside to your west-facing cedar deck,  
where you can enjoy full sun, take shade  
under the retractable awning, or gather around  
the outdoor fireplace to watch spectacular  
sunsets. Back inside, the main level includes a  
den ideal for a home office setup. Upstairs, a  
generous bonus room sets the stage for movie  
nights, while the spa-like primary retreat offers  
the ultimate escape after a long day. Three  
additional bedrooms and a 5-piece main bath  
with dual sinks ensure space and convenience  
for the whole family. The fully developed  
basement extends your living space with a 5th



bedroom for guests, a large recreational area for kids or entertaining, and tons of built-in storage. And for the car enthusiast? The oversized double attached garage is a showstopper—featuring epoxy flooring and hot/cold water tap, plus roughed-in plumbing for future heating. Stay cool all summer long with two central A/C units offering year-round climate control. Located just minutes from schools, walking paths, and local shopping, this Cranston gem also offers quick access to both Stoney Trail and Deerfoot Trail. Best of all, this home is set up for high security, providing homeowners with a true sense of safety and peace of mind in their own sanctuary.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227920    |
| Price          | \$1,325,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,844       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 39 Cranarch Terrace Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T3M 1Z1

### Amenities

Amenities Other  
Parking Spaces 4  
Parking Aggregate, Double Garage Attached, Garage Faces Front, Insulated, Oversized  
# of Garages 2

### Interior

Interior Features Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry  
Appliances Built-In Oven, Dryer, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Electric, Gas, Great Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Awning(s)  
Lot Description Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscaped, No Neighbours Behind, Views  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 6th, 2025  
Days on Market 9  
Zoning R-G  
HOA Fees 190  
HOA Fees Freq. ANN

### Listing Details

Listing Office Greater Property Group

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