

# \$725,000 - 40 Cranarch Crescent Se, Calgary

MLS® #A2258645

**\$725,000**

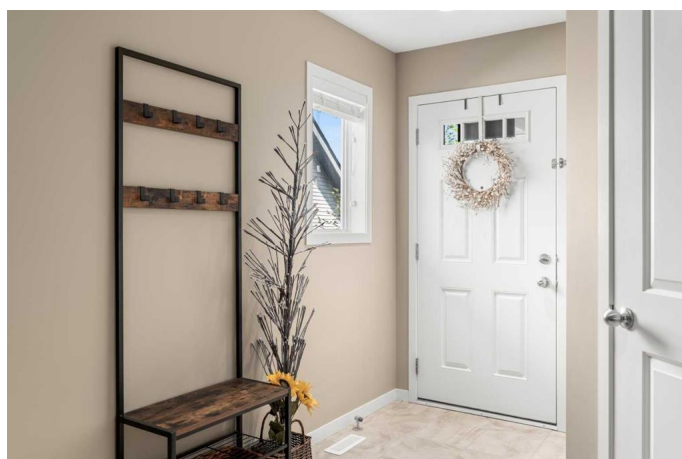
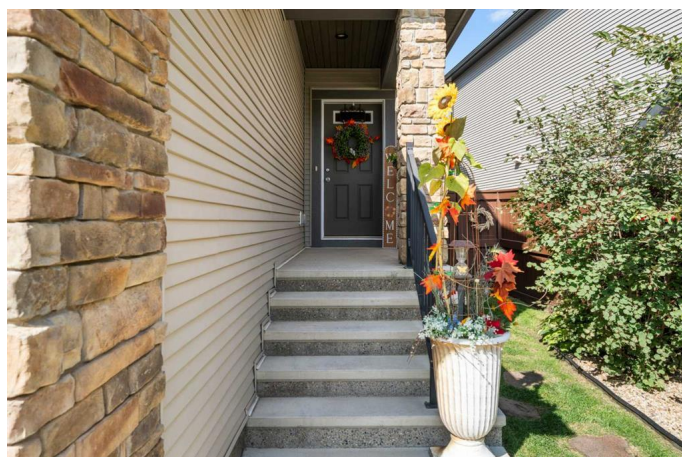
4 Bedroom, 4.00 Bathroom, 1,825 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully maintained home in the heart of Cranston, ideally located on a quiet crescent just steps from Fish Creek Park (and, Cranston's Escarpment View Point).

Pride of ownership shines throughout, with only one owner since new. Upstairs you'll find three spacious bedrooms, including the primary retreat with a generous walk-in closet and a bright ensuite featuring an extended vanity and walk-in shower. A huge bonus room with large south-facing windows creates the perfect family gathering and/or office space filled with natural light, next to a hide-away desk area for enjoying some leisure time. The main floor offers an inviting open-concept layout that feels both bright and cozy. The living room features a central fireplace framed by oversized windows, while the kitchen is designed for entertaining with a large island, abundant cabinetry and pantry area, and an adjacent dining area. The fully developed basement expands your living space with a versatile rec/play room, an additional bedroom, and a full bath, with an extra pantry and a large laundry and storage areas, and even a reading nook. Step outside to the stunning landscaped yard, complete with fruit trees and shrubs (pear, plum, cherry, apple, saskatoon and haskap berries, and strawberries), and a charming cedar shed – an ideal spot for hobbies or storage, and take a minute to relax on the composite deck! The oversized garage provides plenty of room for two full sized vehicles and extra storage. This home is



perfectly positioned near schools, shopping, and all the amenities of Cranston including the many amenities offered by the HOA), with quick access to Stoney and Deerfoot Trails for effortless commuting. And of course, Fish Creek Park is right at your doorstepâ€”perfect for walking, biking, and connecting with nature. Donâ€™t miss this rare opportunity to own an immaculate family home in one of Calgaryâ€™s most sought-after communities!

Built in 2014

**Essential Information**

MLS® #	A2258645
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,825
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	40 Cranarch Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J3

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.