



**GRASSROOTS**  
REALTY GROUP

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**233 Cranarch Common SE**  
**Calgary, Alberta**

**MLS # A2240306**



**\$900,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,362 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Wired for Sound		
<b>Inclusions:</b>	N.A		

Welcome to 233 Cranarch Common SE—a beautifully upgraded, net-zero home, and conveniently located corner-lot home in the vibrant community of Cranston. This former show home offers standout curb appeal with EIFS (Stucco) exterior and thoughtful upgrades throughout, including an accent wall in the living room, central vacuum, and smart finishes designed for both comfort and style. THIS HOME FEATURES TRIPLE-PANE WINDOWS FOR MORE ENERGY EFFICIENCY AND SOLAR PANELS ON THE ROOF THAT MAKE IT 80% TO 90% MORE EFFICIENT THAN THE AVERAGE HOME IN CRANSTON, DELIVERING MAJOR ENERGY SAVINGS. The sunlit layout backs directly onto a park, offering privacy, green space, and quick access to the scenic Cranston Ridge, with its breathtaking mountain views. The open-concept main floor features recently upgraded stainless-steel appliances, quartz countertops, a large island, and a walk-through pantry that connects directly to the oversized double garage, making everyday living easy. Step out onto the developed deck and relax in your xeriscaped Zen backyard, a low-maintenance outdoor retreat designed for quiet moments and entertaining alike. Upstairs, you’ll find a generous primary suite with two walk-in closets and a spa-like 5-piece ensuite with dual sinks, a deep soaking tub, and a separate shower. Two additional bedrooms, a full bath, and a spacious bonus room wired for surround sound complete the upper level. The basement offers a flexible finished space, perfect for a gym, playroom, office, or second living area. You’re also just minutes from key amenities like South Health Campus, Seton YMCA, shopping, schools, and with the Green Line LRT now under construction, this location is primed for exceptional long-term value. Whether you’re a growing family, professional

couple, or savvy investor, this is smart, future-ready living in one of Calgary’s most sought-after neighbourhoods. Book your showing today—homes like this don’t come around often.