



**78 Cranarch View SE  
Calgary, Alberta**

**MLS # A2250261**



**\$1,315,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,478 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot, Views		

<b>Heating:</b>	In Floor, Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Exceptional home on one of the largest lots in Cranston, offering a rare pie-shaped, south-facing, professionally landscaped backyard on a quiet cul-de-sac. The outdoor space is truly unique, featuring a covered upper deck with awning, stone stairs leading to a gated backyard exit, a pergola, and two charming bridges connecting the yard-perfect for relaxing or entertaining. A fully developed walkout basement completes the seamless indoor&ndash;outdoor living experience. The open-concept main floor showcases a striking floor-to-ceiling tiled electric fireplace, a dedicated main-floor office, and a convenient walk-through pantry, ideal for modern living. Upstairs, the spacious primary retreat includes a luxurious ensuite with his-and-hers sinks, a vanity area, a walk-in closet, and a private coffee bar. A large bonus room, two oversized bedrooms&ndash;each with walk-in closets, and a generous laundry room complete the upper level. The walkout basement offers outstanding versatility with two additional bedrooms, a full bathroom (10 mm glass shower) with heated tile floors, a large living area, and a wet bar with heated tile flooring, all with direct access to the backyard. Located in the highly sought-after community of Cranston, known for its family-friendly atmosphere, excellent schools, parks and pathway systems, proximity to Fish Creek Park and the Bow River, and easy access to Seton Urban District, South Health Campus, and major commuter routes (3 min walk to the bus stop).