



GRASSROOTS
REALTY GROUP

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72 Cranarch Crescent SE
Calgary, Alberta

MLS # A2255665



\$879,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,465 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Insulated, See Remarks | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Conservation, No Neighbours Behind, Triang | | |

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|--------------------|---|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s) | | |
| Inclusions: | Suspended shelves in garage; slatwall storage system with existing bike and tool holders, Gemstone eave lighting | | |

Welcome to this stunning 2015-built two-storey home in sought-after Cranston, offering over 3,470 sq. ft. of developed living space with high-end finishes and an unbeatable location backing onto a serene expansive green space. On the main floor, you'll find a bright open-concept design with soaring ceilings and natural flow between living spaces. A spacious front office with French doors makes working from home a breeze. The inviting living room centers around a cozy fireplace, seamlessly connecting to the upgraded chef's kitchen featuring premium appliances, custom cabinetry, a large island, granite countertops throughout, and a built-in hutch with wine fridge. The adjoining dining area opens onto a two-tiered deck and fully fenced backyard, where you'll enjoy peaceful views of nature and regular visits from local wildlife. Upstairs, the primary suite is a true retreat with its oversized bedroom, walk-in closet, and spa-inspired 5-piece ensuite boasting dual vanities, a soaker tub, and even a custom beverage station with space for a cappuccino maker and a wine fridge. Two additional bedrooms - each with their own walk-in closet, a family room, a laundry room, and a flexible study/craft area complete the upper level. The fully developed lower level adds another 1,008 sq. ft. of living space, featuring a large rumpus room, a guest bedroom, a 4-piece bathroom, and a gym/flex room that could easily convert into a fifth bedroom. Car enthusiasts will appreciate the garage with epoxy flooring, slat-wall storage, and organizational accessories for bikes and tools and some great shelves for storage. Living in Cranston means enjoying exclusive access to the Cranston Residents Association with year-round recreation facilities and programs. The community offers quick access to Deerfoot Trail, the South Health Campus, top-rated schools,

shopping, and an extensive network of biking and walking trails. This is more than a home — it’s a lifestyle, blending modern comfort with natural beauty.