



**30 Cranarch View SE  
Calgary, Alberta**

**MLS # A2298117**



**\$729,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Private		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Children's play structures in rear yard, mounted tv in bonus room

Cul-de-sac location | South-facing front | Steps to greenspace | Quick Access to Amenities Welcome to this well-maintained, move-in ready detached home in the sought-after community of Cranston SE Calgary. Offering over 1,860 sq ft above grade plus a fully finished basement, this 4-bedroom, 3.5-bathroom home delivers a spacious and versatile layout, ideally positioned with no direct rear neighbors and convenient access to nearby shopping, amenities, and major roadways—perfect for families and commuters alike. The dining area leads to a sunny backyard with open sightlines, creating a great space for outdoor enjoyment. With no direct rear neighbors, the yard offers a sense of openness and added privacy. Upstairs, you will find generously sized bedrooms and functional family space, while the fully finished basement includes a fourth bedroom, full bathroom, and a large recreation area ideal for guests, a home office, or additional living space. Additional features include a double attached garage, proximity to schools, parks, pathways, and quick access to major routes for an easy commute. Located in one of SE Calgary's most desirable communities, Cranston offers strong amenities, established infrastructure, and excellent long-term value. This is a great opportunity to own a fully finished home in a well-connected and family-friendly neighborhood. Book your private showing today.