



**239 Cranarch Landing SE
Calgary, Alberta**

MLS # A2301934

\$775,000



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: Garage Shed, Trampoline, Other furnitures are negotiable

This carpet-free home offers a bright, open-concept layout with oak hardwood flooring, granite countertops, and full-height kitchen cabinetry. The kitchen features a central island, corner pantry, and seamless access to the deck and private backyard, making it ideal for both everyday living and entertaining. The main living area is anchored by a gas fireplace with a custom maple wood and tile surround, adding warmth and character to the space. Upstairs, you’ll find a spacious bonus room and three bedrooms, including a primary suite with a full ensuite. The fully finished basement adds even more functional living space with a large recreation room, fourth bedroom, and 3-piece bathroom — perfect for growing families, guests, or a home office setup. Located within walking distance to schools and pathways leading to Fish Creek Park, this home offers a fantastic setting for family living. Recent upgrades include A/C and hot water tank in 2025, a new insulated garage door, water softener, LG kitchen appliances in 2026, washer and dryer in 2024, and a high-efficiency furnace. With its functional layout, thoughtful upgrades, and desirable location, this home is move-in ready and waiting for its next owners. Please note: Some images have been virtually staged to illustrate potential use of space. Furniture, decor, and accessories shown are not included.