



GRASSROOTS
REALTY GROUP

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78 Cranarch View SE
Calgary, Alberta

MLS # A2320288



\$1,215,000

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

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Pantry		

Inclusions:	N/A
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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–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-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).