



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

96 Cranarch Heights SE
Calgary, Alberta

MLS # A2335444

\$1,688,000



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,168 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Commanding one of Cranston's most coveted ridge locations, this extraordinary walkout estate offers impeccably crafted living space with uninterrupted panoramic views stretching across the Bow River valley to the Rocky Mountains. The home is defined by soaring ceilings, expansive walls of glass, and light-filled interiors that blur the line between indoor luxury and the breathtaking landscape beyond. A private office just off the grand foyer provides a refined work-from-home setting, while a rare main-level bedroom with its own ensuite offers remarkable flexibility for multigenerational living, extended family, or distinguished guests. The beautifully appointed gourmet kitchen is designed to gather family and friends, featuring premium stainless steel appliances, granite countertops, custom cabinetry, and an oversized island. The adjoining dining area flows effortlessly onto an expansive view deck, where spectacular sunsets and endless valley vistas become part of everyday life. The dramatic living room is the true focal point of the home. Floor-to-ceiling windows frame postcard-worthy scenery in every season, while integrated surround sound creates an immersive setting for both elegant entertaining and quiet evenings at home. Above, a vaulted bonus room provides a sophisticated retreat before leading to the magnificent primary suite. Framed by breathtaking views and warmed by a double-sided fireplace, this private sanctuary offers the perfect balance of luxury and tranquility. A spa-inspired ensuite and generous walk-in closet complete the experience, while two additional bedrooms and a beautifully finished five-piece bath provide exceptional family accommodation. The fully finished walkout level extends the home's impressive living space with a spacious recreation room, two bedrooms, full bathroom, and rough-in for a future wet bar. Step outside to

the exposed aggregate patio and professionally landscaped grounds, where the spectacular natural setting becomes your everyday backdrop. Every detail has been thoughtfully considered, from central air conditioning and integrated surround sound to the triple attached garage and professionally installed permanent exterior lighting, allowing the home's striking architecture to shine beautifully throughout the holidays and every season beyond. Life on the ridge is matched by an exceptional community. Residents enjoy exclusive access to Century Hall, extensive pathway networks connecting to Fish Creek Park and the Bow River, and convenient access to Cranston Market, Seton Urban District, South Health Campus, the YMCA, and an outstanding selection of shopping, dining, and entertainment. Rarely does a home unite architectural presence, uncompromising comfort, and one of Calgary's most breathtaking natural settings. This is more than a residence—it is a legacy property offering an extraordinary lifestyle above the valley.