



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Cranarch View SE
Calgary, Alberta

MLS # A2337598



\$1,189,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,485 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

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, Double Vanity, No Animal Home, No Smoking Home, Pantry		

Inclusions: none

This home was built to impress—whether you’re entertaining guests, spending time with family, or simply enjoying it for yourself. From the beautifully maintained interior to the unbelievable backyard, every part of this property feels thoughtfully designed to be enjoyed. Situated on a quiet cul-de-sac in Cranston, the home sits on an incredible quarter-acre pie-shaped lot with a south-facing backyard that truly sets it apart. Professionally landscaped and exceptionally private, the outdoor space feels like your own retreat. A covered upper deck with awning overlooks the yard, while stone steps, a pergola, two charming bridges, and a gated backyard exit add character and function to the space. With this much room, there’s no shortage of places to relax, entertain, or enjoy long summer days. Inside, the open-concept main floor is bright, welcoming, and designed with everyday living in mind. A striking floor-to-ceiling tiled electric fireplace anchors the living area, while a dedicated main-floor office provides the perfect work-from-home space. The kitchen flows seamlessly into the main living areas and features a convenient walk-through pantry, making the layout as functional as it is impressive. Upstairs, the spacious primary retreat offers a place to unwind, complete with a luxurious ensuite featuring dual sinks, a separate vanity area, walk-in closet, and even a private coffee bar. A large bonus room provides another comfortable gathering space, while two oversized additional bedrooms each feature their own walk-in closets. A generous upper-floor laundry room completes the level. The fully developed walkout basement adds even more versatility, with two additional bedrooms, a full bathroom featuring a 10 mm glass shower and heated tile floors, a large living area, and a wet bar with heated tile flooring. Direct access to the backyard creates a seamless

connection between the indoor and outdoor living spaces and makes the lower level ideal for entertaining, guests, older children, or extended family. Located in one of Calgary's most sought-after family communities, Cranston is known for its schools, parks, extensive pathway system, and incredible access to Fish Creek Park and the Bow River. Seton Urban District, South Health Campus, shopping, restaurants, transit, and major commuter routes are all just minutes away. Beautifully maintained, exceptionally functional, and sitting on a lot that is nearly impossible to replicate, this is the kind of home that makes an impression the moment you arrive—and gives you even more reasons to stay.