



GRASSROOTS
REALTY GROUP

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177 Cranarch Place SE
Calgary, Alberta

MLS # A2340806



\$689,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Tool Rack Mounted in Garage, Mounted Shelving in Garage

Welcome to 177 Cranarch Place SE, a beautifully designed two-storey home offering over 2,000 sq. ft. of above grade living space in the sought-after community of Cranston. With its distinctive streetscape, inviting front porch and private, low-maintenance courtyard, this home offers a unique combination of style, functionality and outdoor living. Step inside to a bright, contemporary floor plan filled with natural light and complemented by hardwood and tile flooring. The spacious living room is anchored by a cozy gas fireplace, creating a warm and inviting place to relax or entertain. Built-in speakers add to the home's appeal, while the main-floor den provides an ideal space for a home office, study or flex room. The generously sized kitchen is designed for both everyday living and entertaining, featuring a large centre island with breakfast bar, upgraded appliance package, abundant cabinetry and plenty of workspace. The open-concept design allows the kitchen to flow seamlessly into the surrounding living areas, making it easy to stay connected with family and guests. Upstairs you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and 5-piece ensuite. The additional bedrooms and bathrooms provide plenty of room for family or guests, while the well-planned upper level offers both comfort and privacy. The full unfinished basement offers excellent potential for future development, with rough-in plumbing already in place. Create the recreation room, home gym, additional bedrooms or entertainment space that best suits your lifestyle. Outside, enjoy a fenced and landscaped yard along with the home's private courtyard, deck and patio spaces. The oversized rear-attached garage is insulated and drywalled, providing excellent parking, storage and workspace, while rear-lane access and RV parking add further convenience.

Recent improvements include a new washer and dryer in May 2026, central A/C added in August 2024, a new garage door opener with two remotes in September 2024, and a new hot water tank in September 2022. Cranston residents enjoy access to Century Hall, the community's 22,000 sq. ft. recreation facility and private park with an impressive selection of indoor and outdoor amenities. Schools, parks, playgrounds, walking and biking pathways and Cranston Market are all nearby, along with convenient access to Fish Creek Provincial Park and the Bow River. Shopping, dining, recreation and everyday services are also close at hand, making this an exceptional opportunity to enjoy everything Cranston has to offer.