

# \$869,900 - 9 Cranarch Way Se, Calgary

MLS® #A2239827

**\$869,900**

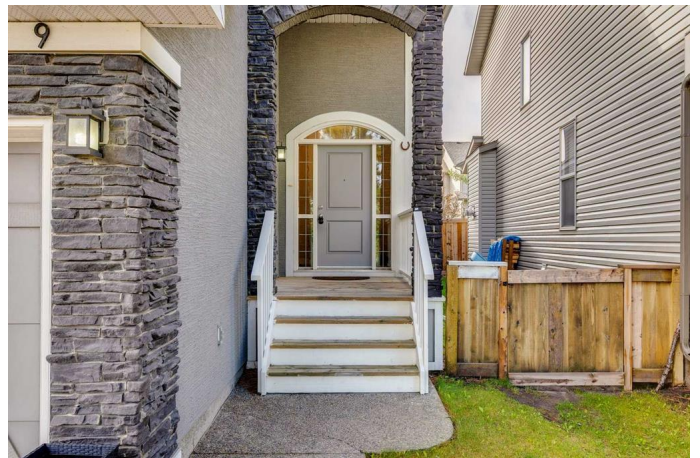
5 Bedroom, 4.00 Bathroom, 2,140 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

\*\*\*\*OPEN HOUSE SUNDAY

2-4pm\*\*\*\*Welcome to this beautifully appointed 2-storey detached home, ideally situated directly across from a vibrant community centre, tennis courts, and park. Featuring a striking stucco and stone exterior with a grand stone archway at the front entrance, exposed aggregate driveway, and a multi-level composite deck in the south-facing backyard. Inside, you'll find an elegant interior with hardwood floors, tile, and plush carpet throughout. The main floor boasts a large office, convenient 2-piece bathroom, and a spacious mudroom/laundry area with the washer/dryer just off the double attached garage. The open-concept kitchen is a dream, complete with granite countertops, gas range, microwave hood fan, corner pantry, and a built-in compost chute – a perfect blend of style and sustainability. The bright and airy living room features a cozy gas fireplace and direct access to the backyard patio through sliding doors. Step outside to enjoy a sunny south-facing yard with a multi-level composite deck, perfect for entertaining. You'll also find a convenient storage shed and ample space for gardening or relaxing in the sun. Upstairs, you'll find three generously sized bedrooms, including a south-facing primary retreat with a walk-in closet and spa-inspired ensuite featuring dual sinks with a centre soaking tub, a standalone shower, closed powder room, and make-up vanity. A full 4-piece bathroom serves the additional 2 bedrooms. The





spacious bonus room, overlooking the park, includes California shutters, built-in shelving/tv stand – perfect for movie nights or a play area. The legal basement suite with private entrance is a fantastic mortgage helper or investment opportunity. Currently rented for \$1,800/month (tenant lease ends in September, with interest to sign another year lease), the legal suite includes two bedrooms, a 4-piece bathroom, carpet and tile flooring, full kitchen with fridge, stove, mini dishwasher, and vented hood fan. The legal suite also features its own laundry area, under-stairs storage, and pantry closet. Cranston residents can enjoy year round fun at Century Hall - splash park, tennis courts, skate park, summer camps, indoor and outdoor sports courts, facility rentals, special events (wine tastings, artisan markets, youth clubs). Close proximity to Bow River pathway systems, golf courses, Seton & Mahogany shopping centres and dining opportunities. This home truly has it all – location, space, style, and income potential. Don't miss your chance to own this exceptional property!

Built in 2008

### Essential Information

MLS® #	A2239827
Price	\$869,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,140
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status Active

### Community Information

Address 9 Cranarch Way Se  
Subdivision Cranston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M0S7

### Amenities

Amenities Party Room, Playground, Recreation Room, Recreation Facilities  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Private Entrance, Private Yard, Storage  
Lot Description Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Stucco, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 24th, 2025



Days on Market	3
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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