

# \$845,000 - 36 Cranarch Bay, Calgary

MLS® #A2240992

**\$845,000**

4 Bedroom, 4.00 Bathroom, 2,231 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

**\*\*Open House: Saturday, July 19 from 1pm to 4pm\*\*** Welcome to this stunning 2,231 sq ft two-storey home tucked away on a quiet cul-de-sac in the highly sought-after, family-friendly community of Cranston. Situated on a rare oversized 6,512 sq ft lot and just steps from the Bow River Ridge and Fish Creek Park this home offers the perfect balance of nature, functionality and luxury living. This beautifully maintained 4-bedroom, 3.5-bath home features a fully developed basement, an oversized 24' x 23' garage with 13' ceilings, epoxy flooring, gas fireplace, and LED lighting—ideal for hobbyists, car enthusiasts or extra storage. Inside, the open-concept main level boasts a spacious kitchen with rich wood cabinetry, a large island and granite countertops throughout. The dining area and family room are bathed in natural light from floor-to-ceiling windows and the cozy gas fireplace creates the perfect ambiance for family gatherings. A convenient powder room completes this level. Upstairs, you'll find 4 generous bedrooms and 2 full bathrooms. The primary suite is a luxurious retreat with oversized windows, a spa-inspired 5-piece ensuite and a spacious walk-in closet. The finished 850 sq ft basement is an entertainer's dream with a custom wet bar with wooden cabinetry and granite counters, a large recreation room with surround sound speakers, and a stylish 4-piece bathroom. Step outside to your private backyard oasis,



featuring mature trees, low-maintenance landscaping, beautiful stonework, newer wooden deckâ€”perfect for summer BBQs and evening relaxation. Additional features include a high-efficiency furnace, central A/C, large hot water tank, water softener, and upgraded finishes throughout. Located just 200 feet from a playground perched along the Bow River Ridge, kids enjoy nearby tobogganing hills in the winter and safe street hockey or basketball games in the warmer months with minimal traffic year-round. You'll also enjoy quick access to South Health Campus hospital, schools, shopping, restaurants playgrounds and more. With close proximity to major roadways, commuting is a quick and easy. This is more than just a houseâ€”itâ€™s a lifestyle. Don't miss your opportunityâ€”book your showing today.

Built in 2011

**Essential Information**

MLS® #	A2240992
Price	\$845,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,231
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	36 Cranarch Bay
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W6

### **Amenities**

Amenities	Clubhouse, Golf Course, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork
Appliances	Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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