

# \$999,900 - 87 Cranarch Terrace Se, Calgary

MLS® #A2215762

**\$999,900**

3 Bedroom, 3.00 Bathroom, 2,152 sqft  
Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to 87 Cranarch Terrace SE, a beautifully maintained two-storey home backing directly onto green space with unobstructed panoramic mountain views. Located on a quiet street in Cranston, this freshly painted home offers 2,152 sq.ft. of well-designed living space and a functional layout ideal for families. The main floor features rich hardwood floors, 9-foot ceilings, and large windows that fill the home with natural light while showcasing the stunning west-facing view. The kitchen is a true highlight, with quartz countertops, stainless steel appliances including a built-in oven, a walk-through pantry, and a large island perfect for hosting or everyday meals. The spacious dining area leads out to a private backyard deck with a pergola - perfect for enjoying the peaceful setting and spectacular sunsets. The living room centres around a gas fireplace with custom built-ins, creating a warm and welcoming space to unwind. Upstairs you'll find a spacious bonus room, perfect for a home theatre or playroom, along with three well-sized bedrooms and a full 4-piece bathroom. The primary bedroom features incredible mountain views, a generous walk-in closet, and a spa-inspired 5-piece ensuite with double vanities, a soaker tub, and a separate shower. A dedicated laundry room on this level adds everyday ease. The unfinished basement offers excellent potential for future development. Additional features include a double attached garage and a fully fenced



backyard with direct access to walking paths and green space, with no neighbours behind. Ideally situated in the master-planned community of Cranston, this home offers more than just a beautiful interior - it provides access to a vibrant lifestyle and you can enjoy an abundance of walking and biking trails that connect to Fish Creek Park and the Bow River. This is a rare opportunity to enjoy comfort, privacy, and scenic views in one of Calgary's most desirable communities.

Built in 2013

**Essential Information**

MLS® #	A2215762
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,152
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	87 Cranarch Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z1

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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