

# \$1,200,000 - 212 Cranarch Circle Se, Calgary

MLS® #A2214783

**\$1,200,000**

7 Bedroom, 4.00 Bathroom, 3,168 sqft

Residential on 0.12 Acres

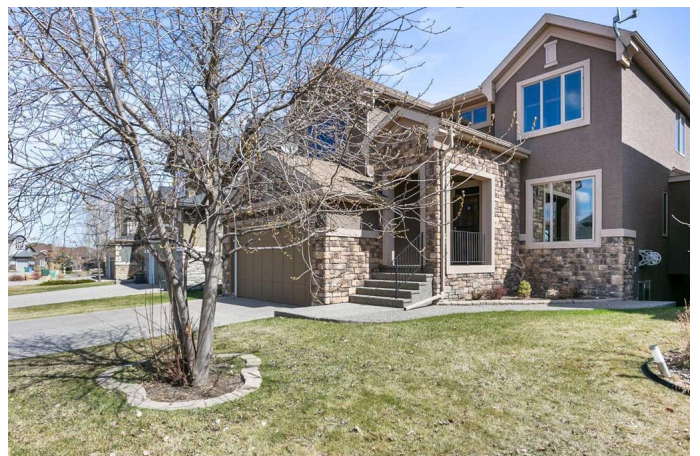
Cranston, Calgary, Alberta

Welcome to a truly exceptional estate home, where thoughtful design meets luxury living. Tucked away on a quiet street, this custom Baywest-built two-story offers over 4,500 sq ft of beautifully finished space, including a fully developed walkout basement.

Freshly painted throughout and new carpet upstairs, the home showcases 9-foot ceilings, soaring 8-foot solid core doors, and rich espresso-stained hardwood flooring. The expansive main floor includes a private office, formal dining room, and a chef-inspired kitchen with upgraded cabinetry, premium granite, dovetail drawers, stainless steel appliances, and a large butler's pantry. The open layout flows seamlessly to a spacious living area, designed for gathering and everyday living.

Upstairs, four generously sized bedrooms await, including a primary suite featuring a luxurious ensuite with a 10mm glass shower, a deep soaker tub, and a custom-designed walk-in closet. A bonus room offers sweeping mountain views and captures daytime brilliantly. The owners tell me that their favorite feature was all the light no matter what time of day. They also liked looking out the front door and seeing the mountains peeking around the houses across the street.

The walkout level is an entertainer's dream, complete with a large media room, two



additional bedrooms (yesâ€”six bedrooms in total!), in-floor heating, and wet bar access to the fully landscaped backyard with extensive concrete work. Additional highlights include in-ceiling speakers throughout, Kinetico water softener upgraded high-velocity furnaces, an oversized double garage, and a large mudroom and laundry room conveniently located on the main floor.

Perfectly situated close to parks, schools, amenities, and the ridge, this home is a rare opportunity to own a piece of refined living in one of Calgaryâ€™s most desirable communities, Cranston!

Built in 2009

### **Essential Information**

MLS® #	A2214783
Price	\$1,200,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,168
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	212 Cranarch Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0S4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Satellite TV Dish
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 27th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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