

# \$775,000 - 189 Cranarch Place Se, Calgary

MLS® #A2220901

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,273 sqft

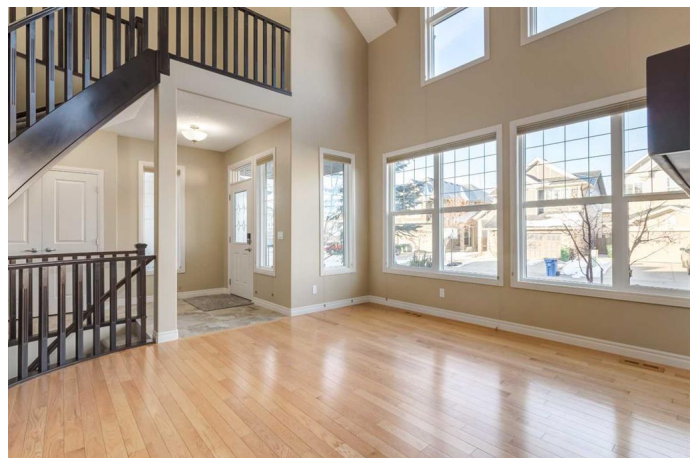
Residential on 0.09 Acres

Cranston, Calgary, Alberta

This well-maintained 2,273 sq ft home offers space, warmth, and smart design for the way families really live. The heart of the main floor is a dramatic open-to-below great room with a beautiful stone fireplace that adds both style and substance. The chef-inspired kitchen features granite countertops, stainless steel appliances, and two functional islands—ideal for cooking while staying connected with family or guests. Upstairs, you’ll find three generously sized bedrooms, including a serene primary suite with a 5-piece ensuite and walk-in closet. The fully finished basement extends your living space with a cozy media zone wired for Dolby Digital surround sound, a fourth bedroom, full bath, and a tucked-away office nook perfect for focused work or study. Out back, enjoy a low-maintenance yard with interlocking patio—just the right size for a summer BBQ or quiet morning coffee. The oversized double garage is a standout feature, with plenty of room for vehicles, bikes, tools, camping gear—or even a small workshop setup. Located just two blocks from a K-12 school, this home is ideal for growing families and a smart choice for long-term resale value. You’re also moments from Fish Creek Park and Cranston’s vibrant community centre with year-round amenities including skating rinks, tennis courts, and a splash park.

Built in 2012

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2220901    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,273       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 189 Cranarch Place Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0W6               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Park, Recreation Facilities  |
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, Oversized, Rear Drive |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, See Remarks, Stone   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Lighting, Other, Private Yard |
| Lot Description   | Back Yard, Landscaped, Lawn   |
| Roof              | Asphalt Shingle               |
| Construction      | Stone, Stucco, Wood Frame     |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 21             |
| Zoning         | R-G            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Gravity Realty Group |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.