



THE
A-TEAM

**RE/MAX
FIRST**

35 CRANARCH Rise, Calgary T3M 1M3

MLS®#: **A2200101** Area: **Cranston** Listing Date: **03/11/25** List Price: **\$1,350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **7,287 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,887**
 Low Sqft:
 Ttl Sqft: **2,887**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 4`11"
Foyer	Main	8`7" x 5`4"
Laundry	Main	8`1" x 8`10"
Mud Room	Main	7`3" x 12`5"
Sunroom/Solarium	Main	14`8" x 8`8"
4pc Ensuite bath	Second	14`1" x 11`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`0" x 8`6"
Kitchen	Main	14`1" x 16`4"
Living Room	Main	14`11" x 13`4"
Office	Main	9`1" x 9`6"
4pc Bathroom	Second	6`0" x 10`7"
Bedroom	Second	10`6" x 11`6"

Bedroom
 Bedroom - Primary
 4pc Bathroom
 Exercise Room

Second
 Second
 Basement
 Basement

10`6" x 11`7"
 19`11" x 13`5"
 8`9" x 6`11"
 7`8" x 12`6"

Family Room
 Walk-In Closet
 Bedroom
 Game Room

Second
 Second
 Basement
 Basement

29`1" x 13`11"
 7`9" x 14`0"
 12`10" x 13`8"
 20`4" x 23`7"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1113244

Zoning:
R-G

Remarks

Pub Rmks: **You've been searching for the perfect home—one that truly checks all the boxes. Well, this is it. Imagine waking up every morning to breathtaking mountain and river valley views, knowing you're living in a space designed to match the lifestyle you've been working toward. This fully upgraded Baywest home, perched on the ridge, offers 2,887 square feet of thoughtfully designed living space, featuring elegant wide-plank ash hardwood, striking large-format marble tiles, and premium granite and quartz countertops throughout. The main floor blends style with functionality, featuring a spacious office, a convenient laundry room, and a well-designed mudroom with built-in storage—keeping everything organized and within reach. The inviting living room, complete with a cozy gas fireplace, seamlessly flows into a chef's dream kitchen. Outfitted with top-of-the-line stainless steel appliances, a walk-through pantry, and an open dining area surrounded by windows, it's a space designed for both culinary creativity and connection. Step outside onto the screened, covered deck—a peaceful retreat to enjoy your morning coffee while soaking in the stunning views. Upstairs, the oversized primary suite is nothing short of a sanctuary, featuring a spa-inspired ensuite, a dedicated makeup desk, and a massive walk-in closet. Two additional spacious bedrooms, each with generous closet space, provide a comfortable retreat for family or guests. The second-floor family room and balcony add a true "wow" factor, offering stunning views and a relaxing space to unwind. The fully developed basement extends the home's versatility, featuring a large rec room with a built-in bar, a dedicated gym, and a fourth bedroom with a spacious closet—perfect for guests or additional family members. A full bathroom completes this impressive lower level. Step outside to a professionally landscaped, low-maintenance yard designed for both relaxation and entertainment. Whether you're perfecting your short game on the putting green, enjoying the premium artificial turf, or hosting summer gatherings on the dedicated patio dining space, this backyard is built for effortless enjoyment. This home also boasts extensive upgrades, including two air conditioning units, gemstone exterior lighting, a new garburator, a central vacuum system, a newly installed garage door motor (December), and a sump pump with a warranty for peace of mind. With a double attached garage and easy access to Cranston's top-tier amenities, scenic parks, pathways, and the Bow River, this isn't just a house—it's the lifestyle you've been waiting for. Don't miss this rare opportunity—schedule your private viewing today!**

Inclusions: **Shed, Security System, TV Wall Mounts**
 Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













