

# \$839,000 - 16 Cranarch Manor Se, Calgary

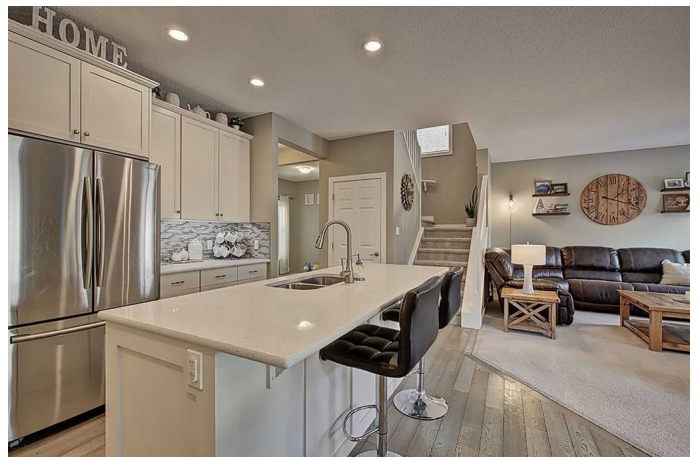
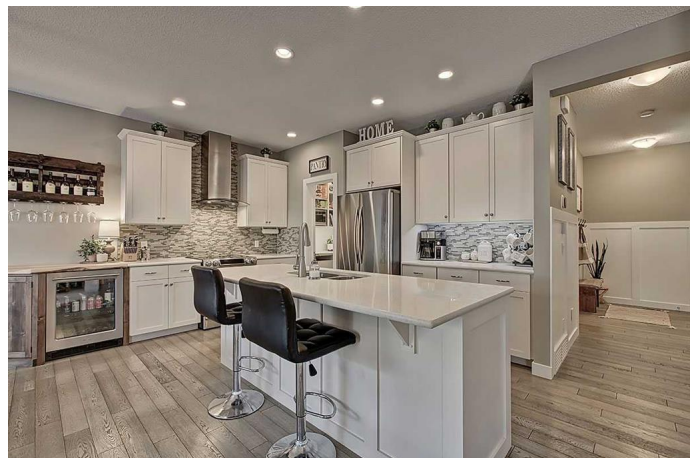
MLS® #A2201615

**\$839,000**

4 Bedroom, 3.00 Bathroom, 2,332 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

This immaculately maintained 2,332 SqFt two-story home offers modern elegance, thoughtful upgrades, and an exceptional outdoor oasis in the desirable community of Cranston. Featuring 4 spacious upper-level bedrooms, including a luxurious primary suite with a spa-like ensuite that boasts a separate shower and tub, plus a large walk-in closet, this home is perfect for growing families. The main floor is designed for comfort and functionality, featuring a bright, open-concept living and dining space that flows seamlessly into a well-designed kitchen—perfect for entertaining friends and family. With sleek granite countertops, modern cabinetry, a stainless-steel appliance package, and a sizable island, the kitchen is both stylish and highly functional. A cozy gas fireplace draws your attention, leading you toward large patio doors that open to the professionally landscaped backyard, enhanced by \$100,000 in upgrades. This stunning outdoor space includes a composite deck with built-in lighting, a cedar pergola with integrated lighting, lush sod, river rock, mature trees, and a raised stone garden. Entertain effortlessly on long summer nights with two natural gas quick-connect hookups for both a BBQ and fire table. Once back inside, take note of the front flex room which offers versatility as a home office, playroom, or dining room, while an upgraded mudroom and a walk-in pantry add practicality to daily living. Upstairs, a centrally located bonus room provides privacy between



the primary suite and the three additional bedrooms, while a convenient upper-floor laundry room enhances everyday functionality. The lower level is an open canvas, offering space to create a family room, additional bedroom, storage, and a bathroom, with rough-in plumbing already in place. Exterior upgrades include a custom aluminum woodgrain shed for additional storage, an underground irrigation system with a smart controller, central air conditioning, enhanced garage lighting, raised shelving, and a silent side-mount jackshaft garage door opener (2022). The garage door was repainted in Fall 2024. In Fall 2023, the home underwent a professional renovation, refreshing the kitchen, mudroom, and laundry room, and adding a brand-new high-end smart washer, dryer, and dishwasher. With exceptional design, premium finishes, and meticulously maintained updates, this home is truly move-in ready—offering style, comfort, and incredible outdoor living in a prime location. Enjoy easy access in and out of the community, as well as proximity to pubs, shopping, schools, parks, and the extensive pathway system that overlooks Riverstone and Fish Creek Park from Cranston’s scenic ridge trails. Book your showing today!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201615  |
| Price          | \$839,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,332     |
| Acres          | 0.10      |
| Year Built     | 2014      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16 Cranarch Manor Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1L8              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run                                |
| Lot Description   | Cul-De-Sac, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt                                |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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