

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

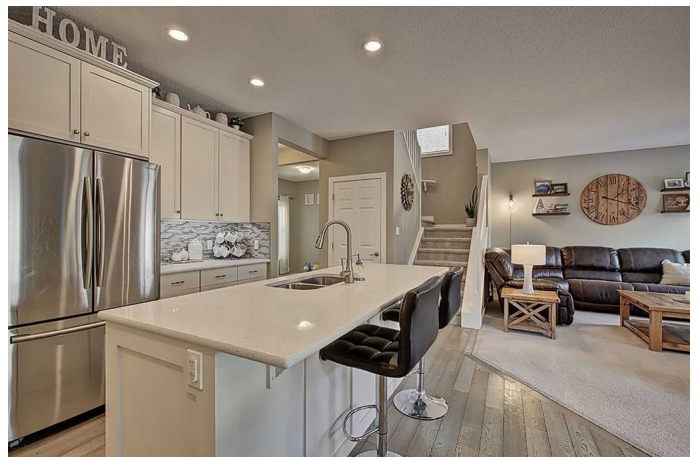
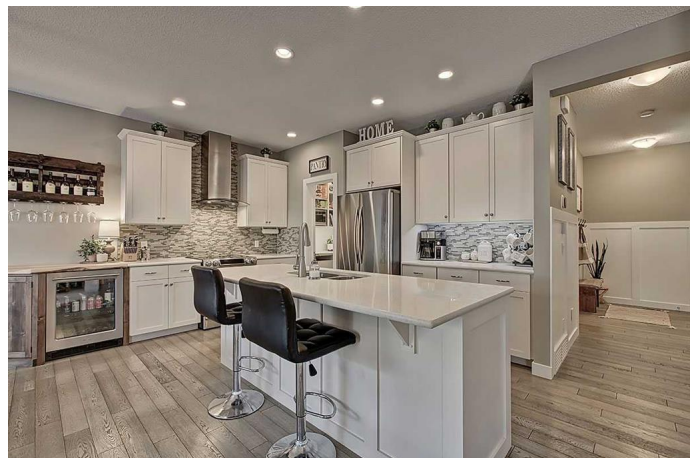
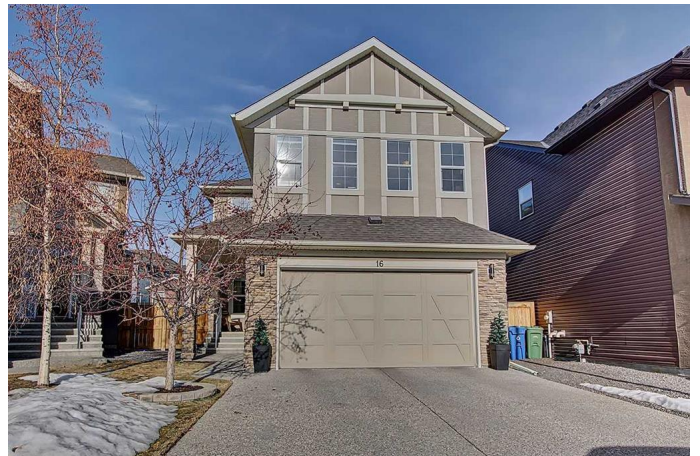
MLS® #A2201615

**\$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 readyâ€”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 Cranstonâ€™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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