

\$925,000 - 250 Cranarch Circle Se, Calgary

MLS® #A2253169

\$925,000

5 Bedroom, 4.00 Bathroom, 2,554 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

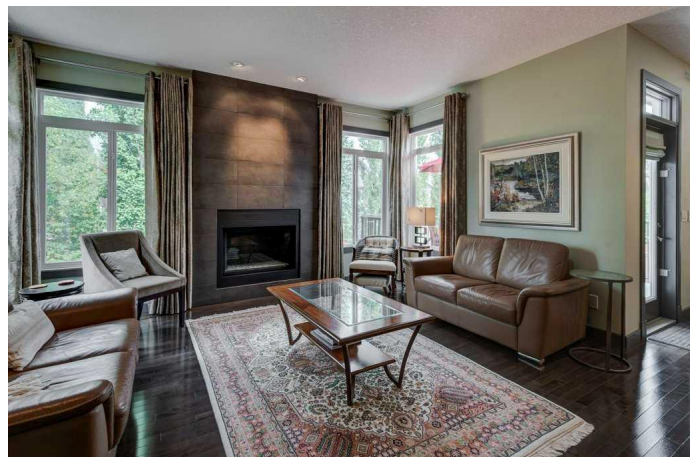
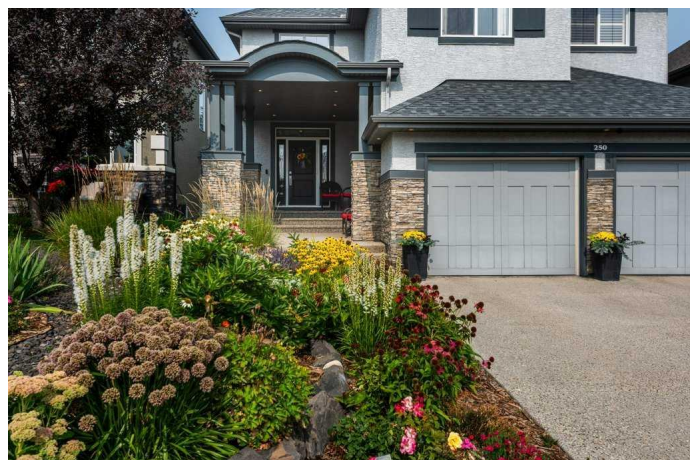
OPEN HOUSE SAT/SUN SEPT 6/7: 1-4 PM.

Meticulous and simply beautiful! This 2,554 sq. ft. two-storey home is perfectly situated across from the pathway leading to the ridge, overlooking the Bow River valley, with the Rockies and endless big-sky views as the backdrop on your walks.

Some of the outstanding features of this quality Landmark-built home include hardwood floors on both the main and upper levels, granite countertops, high ceilings, iron railings, and a thoughtful layout designed for family living. From the spacious foyer with its grand staircase, youâ€™re welcomed into a living room with a cozy gas fireplaceâ€”perfect for both peace and conversation. The gourmet kitchen is a chefâ€™s dream, complete with a massive island, abundant pot and pan drawers, a beverage cooler, quality appliances, and an adjoining dining area ideal for entertaining.

A walk-through pantry from the garage, a convenient walk-in closet at the garage entrance, and a two-piece powder room add everyday functionality. A french door off the dining room opens to the upper deckâ€”ideal for seating, barbecuing, and stepping down into the beautifully landscaped backyard. On the main floor, youâ€™ll also find a versatile office that could serve as a formal dining room, music room, or playroom, depending on your family lifestyle.

Upstairs, the bonus room and primary bedroom both feature vaulted ceilings, with



stunning river valley views from the bonus room. The primary suite offers generous space, a luxurious 5 piece ensuite bath, and a walk-in closet with built-ins. All three upstairs bedrooms are spacious and enhanced with custom California shutters. The upper-level laundry room includes a brand-new washer and dryer, plus built-in cabinets for organized storage.

The fully finished basement adds even more living space, with a large family room, a wet bar with ample cabinetry, a spacious four-piece bathroom, and two additional bedrooms (currently used as a craft room and a playroom), bringing the total to five bedrooms.

Outside, the home shines with landscaping front and back, featuring an exposed aggregate driveway, front walkway, and a large covered front patio overlooking lush perennial flowerbeds. The backyard is private and inviting, bordered by trees, shrubs, perennials, and even a thriving strawberry patch. The back patio provides a perfect place to relax, while the built-in under-deck shed offers ample space for lawn tools and garden storage., and additional work space.

Additional highlights include a built-in sound system with speakers in the dining room, primary ensuite, craft room and recreation room. As well, there is a radon fan and well-maintained mechanical systems.

Ideally located near the ridge and just two blocks from the community association amenities—including a splash park, skating rinks, tennis and pickleball courts—you™ll also find schools, shopping, playgrounds, and parks nearby. The South Health Campus, movie theatre, restaurants, and Deerfoot Trail are just minutes away.

Built in 2009

Essential Information

MLS® #	A2253169
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,554
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	250 Cranarch Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S4

Amenities

Amenities	Picnic Area, Playground
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	3
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.