

30 Cranarch View SE
Calgary, Alberta

MLS # A2289579



\$739,500

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|------------------|--|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,860 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Private | | |

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| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Other, Stone, Stucco, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Children's Playset, Children's Playhouse in Rear and TV in bonus room w/wall mount

Welcome home to this beautifully kept, southwest front-facing property in desirable Cranston, nestled in a quiet cul-de-sac that offers both comfort and community. Within walking distance to Our Lady of the Rosary Catholic School and steps from scenic ravine pathways and green space, this location is ideal for families who value nature and convenience. The bright, open-concept main floor features real hardwood and tile flooring, elegant rounded wall corners, and stylish iron railing on the stairwell, adding a touch of sophistication. The modern kitchen shines with stainless steel appliances, a gas range, and generous workspace — opening to a sunny deck overlooking the low-maintenance, fully fenced yard (with play structures included!). Offering 1,860 sq.ft. above grade, this home provides the perfect size for comfortable family living. The professionally finished basement extends your space with a bedroom, full bathroom, and recreation area, ideal for guests or teens. Enjoy easy access to Cranston's amenities, parks, schools, and transit, all from a peaceful, family-friendly setting. Move-in ready and beautifully maintained, this home truly checks every box!