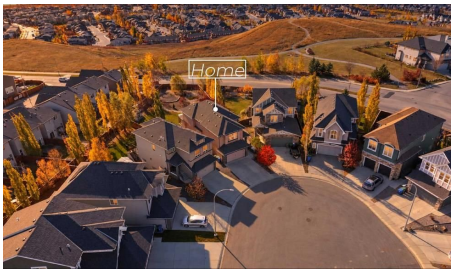
78 Cranarch View SE

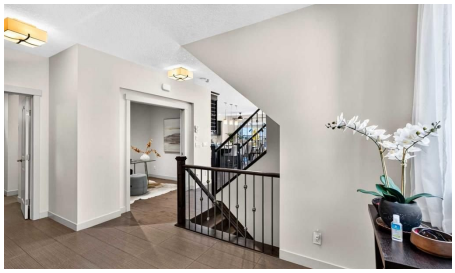
Calgary | Active | MLS® A2352833

$1,145,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2014**	**2,485 sq. ft.**

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Listed by eXp Realty

A closer look

This home was built to impress-whether you're entertaining guests, spending time with family, or simply enjoying it for yourself. From the beautifully maintained interior to the unbelievable backyard, every part of this property feels thoughtfully designed to be enjoyed.

Situated on a quiet cul-de-sac in Cranston, the home sits on an incredible quarter-acre pie-shaped lot with a south-facing backyard that truly sets it apart. Professionally landscaped and exceptionally private, the outdoor space feels like your own retreat. A covered upper deck with awning overlooks the yard, while stone steps, a pergola, two charming bridges, and a gated backyard exit add character and function to the space. With this much room, there's no shortage of places to relax, entertain, or enjoy long summer days.

Inside, the open-concept main floor is bright, welcoming, and designed with everyday living in mind. A striking floor-to-ceiling tiled electric fireplace anchors the living area, while a dedicated main-floor office provides the perfect work-from-home space. The kitchen flows seamlessly into the main living areas and features a convenient walk-through pantry, making the layout as functional as it is impressive.

Upstairs, the spacious primary retreat offers a place to unwind, complete with a luxurious ensuite featuring dual sinks, a separate vanity area, walk-in closet, and even a private coffee bar. A large bonus room provides another comfortable gathering space, while two oversized additional bedrooms each feature their own walk-in closets. A generous upper-floor laundry room completes the level.

The fully developed walkout basement adds even more versatility, with two additional bedrooms, a full bathroom featuring a 10 mm glass shower and heated tile floors, a large living area, and a wet bar with heated tile flooring. Direct access to the backyard creates a seamless connection between the indoor and outdoor living spaces and makes the lower level ideal for entertaining, guests, older children, or extended family.

Located in one of Calgary's most sought-after family communities, Cranston is known for its schools, parks, extensive pathway system, and incredible access to Fish Creek Park and the Bow River. Seton Urban District, South Health Campus, shopping, restaurants, transit, and major commuter routes are all just minutes away.

Beautifully maintained, exceptionally functional, and sitting on a lot that is nearly impossible to replicate, this is the kind of home that makes an impression the moment you arrive-and gives you even more reasons to stay.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352833
Bedrooms	5

Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,485 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	14,374 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Unit Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2014 (Age: 12)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	1313109
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$189.53
City Quadrant:	Southeast
Community:	Cranston
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	none

Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Entrance · 12'1" × 6'8" ·
Main Floor	Living Room · 15'5" × 12'2" ·
Main Floor	Kitchen · 12' × 11'8" ·
Main Floor	Dining Room · 12'5" × 9'1" ·
Main Floor	Office · 9'9" × 7' ·
Upper Level	Bedroom · 15'4" × 12'1" ·
Upper Level	Walk-In Closet · 12'1" × 6'1" ·
Upper Level	Bedroom · 12'9" × 10'9" ·
Upper Level	Walk-In Closet · 4'7" × 3'7" ·
Upper Level	Bedroom · 14'11" × 11'11" ·
Upper Level	Walk-In Closet · 4'11" × 3'7" ·
Upper Level	Laundry · 8'11" × 6'8" ·
Upper Level	Bonus Room · 14'7" × 11'9" ·
Basement	Family Room · 24'4" × 11'9" ·
Basement	Game Room · 15'5" × 11'10" ·
Basement	Bedroom · 11'4" × 8'5" ·
Basement	Bedroom · 10' × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Double Vanity, No Animal Home, No Smoking Home, Pantry
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/78-cranarch-view-se-calgary-a2352833/

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