



WELCOME TO

163 CRANARCH LANDING SE

CRANSTON, CALGARY

4 BEDS / 4 BATHS / 2,433 SQ FT

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REALTY

REAL ESTATE



163 CRANARCH LANDING SE

**A STYLISH, SPORTY, AND SPECTACULARLY UPGRADED HOME,
JUST STEPS FROM THE CRANSTON RIDGE**

Imagine a distinctively crafted family home, meticulously upgraded and enhanced from top to bottom with uncompromising taste and skill.

Welcome to 163 Cranarch Landing - a residence that stands apart for a multitude of reasons, and a stunning example of craftsmanship, comfort, and family function. With more than 3,100 sq ft of finished space, exceptional fixtures and finishings, four bright upper-level bedrooms, and an epic exterior amenity package, this home has it all.

HIGHLIGHTS

City	Calgary	Above Ground SF	2,433
Subdivision	Cranston	Total Interior SF	3,366
Class	Detached	Front Exposure	South
Type	House	Lot Size SF	4,811
Levels	Two	Tax Amount 2025	\$5,751
Year Built	2013	HOA Fee per Year	\$180



The main floor

features warm hardwood throughout, a statement stone fireplace, and custom built-ins that frame the sweeping great room. The chef's kitchen is as elegant as it is spacious, with full-height cabinetry, quartz countertops, gas range with pot filler, and a walk-through butler's pantry with a second full-size fridge and coffee station - ideal for evening entertaining, busy family mornings, and everything in between. Just off the expansive entry hall, a quiet pocket office provides the perfect spot for remote work or homework, while the mudroom boasts a custom tile floor and built-in lockers.

Head upstairs

to find four generously-sized bedrooms, five-piece bathroom, large laundry room, and a central bonus room with fireplace and surround sound, providing the ample space every growing family needs. But hold your breath for the primary retreat, completely remade into a boutique hotel-inspired en suite spa. Heated floors, freestanding soaker tub, shiplap walls, and an oversized dual-head steam shower complement the serenity of the primary suite, featuring a cozy fireplace and custom lighting. Wood shelving, blackout blinds, upgraded carpet, and thoughtful storage finish off the standout 1,415 sq ft upper floor.

Descend into

the equally impressive, professionally developed sunshine basement, where full-sized windows light an array of additional spaces and features the whole family will enjoy, from media room and gym to games room, dry bar, fireplace, step-in wine cellar and storage.

But wait...

Believe it or not, the best is yet to come. Step outside and discover what truly sets this unparalleled home apart. A Trex composite deck with aluminum pergola, polycarbonate roof, powered retractable screens, and overhead heaters create a multi-season outdoor living experience, overlooking a serenely private landscaped yard. And of course, this deck is finished with a custom outdoor kitchen for the ages, featuring powder-coated stainless steel cabinets, Dekton countertop and backsplash, bar fridge, and built-in Artisan grill and pizza oven.

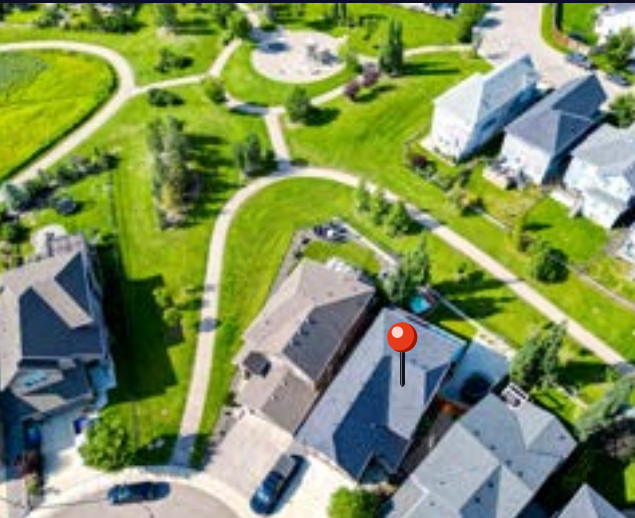




See more of this gorgeous home!



VIDEO | FLOOR PLANS | 360° TOUR



Step into

the yard to find a seven-person Cal Spa hot tub surrounded by Trex decking and pergola, shed, and handy hot and cold hose bibbs. The generous pie-shaped lot affords a coveted concrete sport court ready to host your family's many active endeavours, from Strider bike riding and summer basketball to winter hockey on the flooded rink. Meanwhile, fun meets function in this wind-sheltered yard with Gemstone exterior, deck, stairs and landscape lighting, effortless front and backyard irrigation systems, and Hardie board and Lux metal siding spanning the home.



MAIN
1019 sq ft

UPPER
1415 sq ft

BASEMENT
933 sq ft

GARAGE
409 sq ft



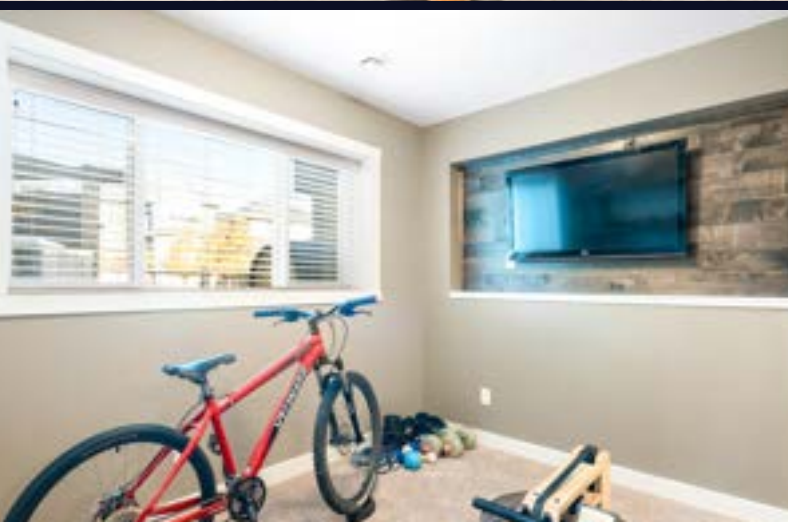
Behind the scenes

this home is as mechanically sound as it is modern. Upgrades include dual furnaces with passive HRV and HEPA filters (MERV 11), central A/C, new hot water tank, water softener, humidifier, radon mitigation system, water purification system, smart home automation, integrated multi-zone Sonos audio, and more. A custom-built overflow mudroom extends into the heated garage, and thoughtful storage systems add to the home's move-in-ready appeal.

Perfectly situated

in a quiet crescent and backing onto a sunny green space, playground, and the renowned Cranston Ridge, this home provides direct access to endless trails, parks, mountain views and community amenities, while conveniently located just minutes from Fish Creek Park, the Bow River, YMCA, and the countless shops, services, and future LRT station of Seton.

163 Cranarch Landing is so much more than a home. It is the expansive life, comfort, and connection your family has been waiting for.





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