

WELCOME TO

163 CRANARCH LANDING SE

CRANSTON, CALGARY

4 BEDS / 4 BATHS / 2,433 SQ FT

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



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

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UPGRADES, HIGHLIGHTS & ENHANCEMENTS

PROPERTY FEATURES

- Built 2013 | 2,418 sq ft above grade
- Fully developed sunshine basement (2016)
- Lot: 4,811 sq ft pie-shaped lot on quiet family street beside green space and ridge pathway
- Garage: Oversized double attached (409 sq ft) with heater and custom storage system
- Bedrooms: 4 up | Bathrooms: 3.5 | Total developed space ≈ 3,300 sq ft
- Designed and continuously upgraded with meticulous craftsmanship and attention to detail
- Ideal for families with school-age kids – steps to parks, playgrounds, ridge trails and schools

MAIN FLOOR

- Inviting open-concept layout with engineered hardwood throughout
- Custom kitchen renovation
- Full-height cabinetry to ceiling with crown moulding
- Gas range, electric oven, pot filler, and wood hood surround
- Butler's pantry with second full-size fridge and coffee station
- Quartz countertops, butcher-block accent counter, modern tile backsplash
- Great room feature wall with full-height stone fireplace and built-ins
- Pocket office / home workstation off main hallway
- Mudroom with custom tile floor and built-in lockers
- Heated garage with expanded mudroom area (removable if buyer prefers two-car fit)

SECOND FLOOR

- Four generously-sized bedrooms, bonus room and laundry
- Five-piece kids' bathroom with double sinks and separate tub/toilet room
- Primary suite retreat with fireplace and custom lighting
- Stunning en suite with heated tile floor, oversized custom tile and glass steam shower with dual heads, freestanding soaker tub with floor-mount filler, shiplap walls and upgraded finishes
- Spacious walk-in closet with custom built-ins throughout
- Bonus room with tile feature wall, electric fireplace and surround-sound ceiling speakers
- Upgraded carpet and premium underlay throughout
- Blackout blinds in bedrooms

BASEMENT

- Professionally developed sunshine basement (2016) with full-sized windows on two sides
- Custom dry bar with microwave and bar fridge
- Gas fireplace with stone surround and custom woodwork with floating shelves
- Step-in 100-bottle wine cellar
- Integrated Sonos audio system and feature lighting throughout
- Flexible rec room space for media, gym, office, or playroom



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UPGRADES, HIGHLIGHTS & ENHANCEMENTS

OUTDOOR LIVING

- Trex composite deck with polycarbonate roof and aluminum pergola
- Power retractable screens and electric heaters for four-season use
- Custom outdoor kitchen with powder-coated stainless cabinets, Dekton countertop and backsplash, Artisan gas grill (~\$5k), pizza oven (~\$7 K) and bar fridge
- Hot and cold hose bibbs, Cal Spa 7-person hot tub, and enclosed shed under deck
- Sport court for basketball, hockey and more
- Gemstone exterior lighting, deck, stairs and landscape lighting
- Hardie board and Lux metal siding
- Fully landscaped yard with irrigation front and back
- Private, sheltered yard enjoying plenty of sun without the ridge winds

MECHANICAL & SYTEMS

- Dual furnaces with passive HRV and HEPA filters (MERV 11)
- Central A/C, water softener, humidifier, water purifier, and new hot water tank
- Radon mitigation system
- Integrated Sonos multi-zone audio throughout
- Smart home doorbell camera and thermostat

LOT & LOCATION

- Quiet family street backing onto green space pathway near the Cranston Ridge
- Playground visible from primary suite and deck
- Steps to Cranston and Fish Creek Park's trail network with Bow River and mountain views
- Close to schools, Seton YMCA, shopping, and Deerfoot and Stoney Trails
- HOA fee ≈ \$180 / year (splash park, skating, tennis and more)

INCLUSIONS

Kitchen Fridge | Gas Stove | Dishwasher | OTR Microwave | Hood Fan | Garburator | Water Filtration System | Washer & Dryer | Butler's Pantry Fridge | Central A/C | Water Softener | Humidifier | Radon System | Water Purifier | Irrigation System | Window Coverings | Garage Remotes (2) | Ceiling Fans (4) | Sonos System | Basement Bar Fridge | Basement Microwave | Deck Bar Fridge | Gas Grill | Gas Pizza Oven | Deck Heaters | Garage Heater | Doorbell Camera | Electric Deck Screens | Pool Cue Rack | Shed | Hot Tub



THE EXPANSIVE LIFE, COMFORT, AND CONNECTION YOUR FAMILY HAS BEEN WAITING FOR.

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.

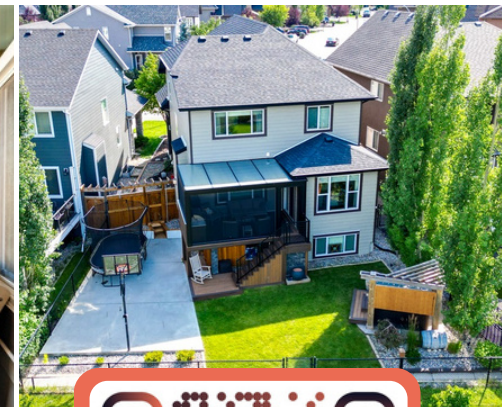


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